

**Golden Gate LDC Amendment
Public Meeting #1
Summary**

November 8th, 2018 – Collier County Growth Management Department
2800 N. Horseshoe Dr., Naples, FL 34104
5:30 p.m.

The Public Meeting was noticed by County mailing of letters to property owners along the Golden Gate Parkway corridor, and by posting of a display advertisement in the Naples Daily News. The meeting began at 5:30 p.m., and 32 attendees were documented on sign in sheets. See Attachments for the sign in sheets, display boards that were positioned in the room, the PowerPoint presentation, documents that were provided as handouts, and the completed comment cards and written capture of comments expressed at the meeting.

Eric Johnson, Principal Planner for Collier County, welcomed attendees and gave background on how the County has been working for years on a Golden Gate Area Master Plan restudy with public involvement and meetings that resulted in Growth Management Plan (GMP) amendments that get acted upon by the Board of County Commissioners. Mr. Johnson recognized County Commissioner Burt Saunders in attendance at the meeting. Commissioner Saunders spoke briefly to explain the vision for the Golden Gate area to redevelop and renew with more places for residents to shop, dine and enjoy. He explained how the Golden Gate Area master planning effort has translated to Growth Management Plan changes to make the area more vibrant, walkable and more attractive to development of new businesses and employment. Additionally, the designation of an Innovation Zone has been approved by the Board of County Commissioners for the Golden Gate Parkway corridor. The Innovation Zone designation helps funnel the taxes paid within the boundary of the Innovation Zone back into the area for capital improvements and enhancements such as lighting. He noted this is not a new tax of any sort, it's just capturing the regular property taxes so they can be spent where they are generated. He said the Code update project being discussed is not intended to force outcomes on the community against their will; this effort is simply to make positive change possible through the update of the development standards.

Mr. Johnson introduced Laura DeJohn of Johnson Engineering as the consultant assisting the County on the project. Ms. DeJohn proceeded with a presentation (attached). She highlighted several policies directing the Land Development Code (LDC) amendment project. She emphasized the direction to achieve a safe, diverse, vibrant and walkable community as guiding the refinements to the standards that will be prepared for development along Golden Gate Parkway.



Ms. DeJohn stressed that this meeting is the first public meeting, and it is for sharing ideas. No work has been done to craft the updated development standards because this meeting is important in guiding how the standards will be crafted. Ms. DeJohn displayed a project schedule indicating the Code drafting will

occur over the next few months, and then another public meeting will be held to review the draft Code. She said advisory board review and the County Commission meetings to act on the Code will take most of 2019.

Ms. DeJohn displayed the location for the Golden Gate Parkway Corridor that is the subject area for the proposed development standard updates. She explained how there is one overlay limiting uses along the west end of the corridor, a different overlay limiting uses along the east end of the corridor where cessation of non-owner occupied dwelling is mandated by the current overlay, and the central area is the Activity Center area with more flexible standards where more development is allowed.

Ms. DeJohn went through a list of main issues to be addressed through the development standard updates: (1) matching the vision to the code, (2) increasing diversity of residential opportunities, (3) controlling auto-oriented uses for pedestrian safety, (4) creating development standards that focus on urban form, (5) spurring economic development and business creation, and (6) incentivizing remodeling and renovation.

Matching the overlay standards to the vision comes down to some relaxation of the strict standards controlling uses on the west and east end of the corridor, and maximizing the potential for a more vibrant live/work/play environment within the Activity Center. Ms. DeJohn showed an example of a typical development concept using the vacant County-owned property at the southeast corner of the intersection of Santa Barbara Boulevard and Golden Gate Parkway. She displayed a site plan illustrating how current development standards such as setbacks, driveway location standards, and parking requirements translate to an uninteresting outcome with buildings set far back from the road, and an unfriendly condition for pedestrians. She said the County staff asked for a drawing of a different outcome, and she showed the potential for two story buildings placed closer to the road with parking to the rear and more pedestrian-friendly curb appeal. An audience member said she prefers green space instead of development on the County's property. In response to a question about the proposed uses within the conceptual plan, Ms. DeJohn said the buildings could accommodate a café or other commercial uses on the bottom floor and apartments or offices on the second floor.

Ms. DeJohn suggested that alignment with the vision for the corridor could be achieved by structuring one set of standards for both the east end and the west end of the corridor.

On the topic of residential uses, Ms. DeJohn said the rules on the east end of the corridor only allow residential uses when constructed in the form of a three-story building with ground floor retail, second floor commercial, and third floor residential. Any new residential-only buildings are currently prohibited. Ms. DeJohn said a more safe and vibrant community aligns with allowing townhomes, allowing more flexibility to mix uses within buildings, no changes to current density standards, and implementation of residential impact standards. An audience member shared her interest in selling her property and retaining the right to live in an upper floor apartment when the property is redeveloped. Mr. Johnson made an announcement that the meeting is being recorded, and that he will make sure speakers use the portable microphone.

Ms. DeJohn discussed the idea of controlling auto-oriented uses such as drive throughs, gas stations, storage facilities, car washes and auto dealerships. She said the County has a 500-foot separation requirement for gas stations. She said recommendations include continued prohibition of car washes, storage facilities, drive throughs (except banks and pharmacies) where they are currently prohibited to the east and west end of the corridor; potentially increasing separation of gas stations in the Activity Center area up to a quarter-mile apart; and using alleys or side streets for driveway access rather than interrupting the Parkway with more driveways.

Ms. DeJohn discussed urban form, describing how building setbacks and pedestrian realm conditions vary widely along the corridor. The condition already established for the Downtown Overlay is recommended to be continued. Lighting is also important for improving the pedestrian realm. She showed an outline of how the various urban form standards would be organized.

On the topic of economic development, Ms. DeJohn explained how the County has already enacted the Innovation Zone that is meant to help retain current businesses and attract new ones. Also, an Opportunity Zone has been designated on the south side of Golden Gate Parkway per federal program criteria and State of Florida designation. When asked why the designation is only on the south side of the Parkway, County Planner Anita Jenkins explained that the County is working to get the designation on the north side as well.

Ms. DeJohn explained that the Code can be updated to permit more innovation type uses, including light industry and research and development. Also, the standards need to be aligned to address development standards such as appropriate parking ratios for those types of uses. Ms. DeJohn explained some communities are in favor of allowing artisanal uses as home-based uses to spur business creation. Commissioner Saunders cautioned against problems that could arise from extending home based business activity beyond what the code currently allows. Ms. DeJohn said the idea of artisanal uses will not be brought forward based on the feedback.

Ms. DeJohn discussed the complications of time, cost, permitting, and compliance with all code standards that can preclude or discourage an owner from doing a small improvement. She gave recommendations to address this and encourage improvements, such as: creating a category of improvements that is not subject to full code compliance, which may include façade improvements; and an administrative process for allowing minor deviations from code.

An audience member asked if the public will vote on the proposed changes, and Commissioner Saunders explained that Code amendments do not go to a public vote; they get acted upon in public hearings by the Planning Commission and Board of County Commissioners, and neighborhood meetings are held to give members of the public an opportunity to participate.

Ms. DeJohn revisited the project schedule, noting that this meeting is early in the process as an opportunity for ideas to be shared and feedback to be given. She said that comments are welcomed, and comment cards are available for those who prefer giving written feedback.

The following comments were put forth by audience members:

- Interest in selling property to a developer or coordinating with neighbors to sell multiple properties to a developer.
- Concern about relaxing the restrictions on uses along the west end of the corridor. Preference for green space at the Santa Barbara Boulevard gateway. Concern about giving leeway to staff to authorize deviations from the Code (Dollar General example). Appreciation was expressed for the effort to improve the community.
- Concern about the existing duplexes, triplex and quadplex on the eastern end of the corridor being non-compliant if not owner occupied. It would be expensive to do landscaping and sidewalk improvements. County Planner Jenkins explained that the current conditions can remain as they are; the proposed standards would only be required for new development or redevelopment if that were to occur in the future. Commissioner Saunders agreed that the prohibition on non-owner occupied units is not flexible enough, and there should be an allowance for rentals.
- Are developers interested in this area?
- Concern about overcrowding.
- The trucks parked on the vacant sites toward the west end of the Parkway since Hurricane Irma are not an appropriate or attractive gateway to the community.
- Support for mixed use development, increased tax base, clean up of the community, and economic growth that attracts more people to the area.
- Is County funding available for development? County Planner Anita Jenkins answered that infrastructure improvements are contributions to the area by the County. The Innovation Zone tax increment finance (TIF) funds are for infrastructure.
- Support for plans to be implemented more quickly.
- Assumption that the County would keep the property at the corner of Santa Barbara and Golden Gate Parkway as green space. County Planner Anita Jenkins responded that the County staff did the lot fit exercise to see how development might fit on the property because it would support the vision to be welcoming for visitors and would provide tax base, walkability, job growth and community development. Commissioner Saunders added that he supports more dining, walking, business and job opportunities in the area and a vibrant city center for future generations to enjoy. The current conditions are not contributing to the community improvement, such as forcing rental properties to transition to owner-occupied homes only. He summed up that the effort has to be community based.
- By show of hands, there was a general consensus in support of a safe, walkable community.
- By show of hands, there was a general consensus in support of restaurants and entertainment.
- Support for upper-floor residential occupancies because it adds options for older people, and it adds convenient and safe access to businesses.
- Education of young people should be a priority.
- Are there changes to single family residences? No, the proposed standards would only be applicable to proposed new development or redevelopment.
- Ms. DeJohn clarified that the west end and east end of the corridor would allow residential uses, and the Town Center would be designated in the central part of the corridor. A concern was put forth that residential use on the west end of the corridor is not appropriate because the eastern overlay is

characterized by greater depth, and narrower lot depths cannot support the many cars that are typically parked at apartments in Golden Gate.

- Comments were received both for and against the conceptual plan that was presented for a gateway building at Santa Barbara Boulevard and Golden Gate Parkway.

Ms. DeJohn and Mr. Johnson encouraged attendees to provide feedback on the available comment cards or by email. The meeting concluded at approximately 6:55 p.m.

Attachments:

Sign in sheets

Display boards

PowerPoint presentation

Handouts

Current C-4 standards for Golden Gate Activity Center

Current Downtown Center Commercial Subdistrict standards

Current Professional Office Commercial Subdistrict standards

Opportunity Zones Fact Sheet

Comment cards received and written capture of comments expressed at the meeting

Sign in Sheets

Sign-In Sheet

Golden Gate Neighborhood Information Meeting

Golden Gate LDC

Meeting Location: 2800 North Horseshoe Drive | Meeting Date: November 8th, 2018

Name - Print	Address	Email
1. RON JEFFERSON	5425 27TH AV SW	rjefferson@plynades.com
2. Yenilee Martinez	4200 Golden Gate Pkway	yenilee0224@gmail.com
3. ERIC JOHNSON	Collier County Zoning	ERIC.JOHNSON@colliercountyfl.gov
4. Dan Schumaker	BCC Pub Serv. Dept	danschumaker@colliercountyfl.gov
5. Michelle Arnold	PTNE 3299 Tamiami Tr E Ste 103	michelle.arnold@colliercountyfl.gov
6. Adhione Acosta	4470 Golden Gate Blvd	acosta-adhione@hotmail.com
7. Marthe Cemele		acosta-adhione@hotmail.com
8. CARMENE CYPRIEN	4654 24TH PL SW	Carmene.Cyprien@jgdc.com
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Sign-In Sheet

Golden Gate Neighborhood Information Meeting

Golden Gate LDC

Meeting Location: 2800 North Horseshoe Drive | Meeting Date: November 8th, 2018

Name - Print	Address	Email
1. Luis Medina	610 21 st St NW	luismedinahome@gmail.com
2. FROVELO INC.	4694 24 Place SW	loredaya.zambory@yahoo.com
3. NOEL S. ALVAREZ	4050 6 th Pl NW 124	noelalvarez00@gmail.com
4. Al Granovsky	3178 W. Pembroke Rd.	Agrano@bellsouth.net
5. Linda F. Hill	4400 23rd. Ave S.W.	lfh1016@rd.com
6. Lloyd Roger Hill	''	''
7. GARRETT FX BEYRENT	3115 MAGNOLIA POND DR.	FXBEYRENT@AOL.COM
8. Jeremy Frantz	collier county staff	
9. GRACE PINEDA-RIOS	4486 23 rd AVE SW	GRACE4486@YAHOO.COM
10. Kaydee Tuff	5101 31st Ave SW	Kaydee@tuffnews.com
11. Jose Vinas	4233 23 Rd SW	
12. Luis Valf	4228-23 Place SW	
13. Burt Saunders	239-252-8603	
14. Pat Spencer	304-6886	gospencer@yahoo.com
15. Hiran Lambert	5041 31 st PL	hiranlambert@gmail.com

Sign-In Sheet

Golden Gate Neighborhood Information Meeting

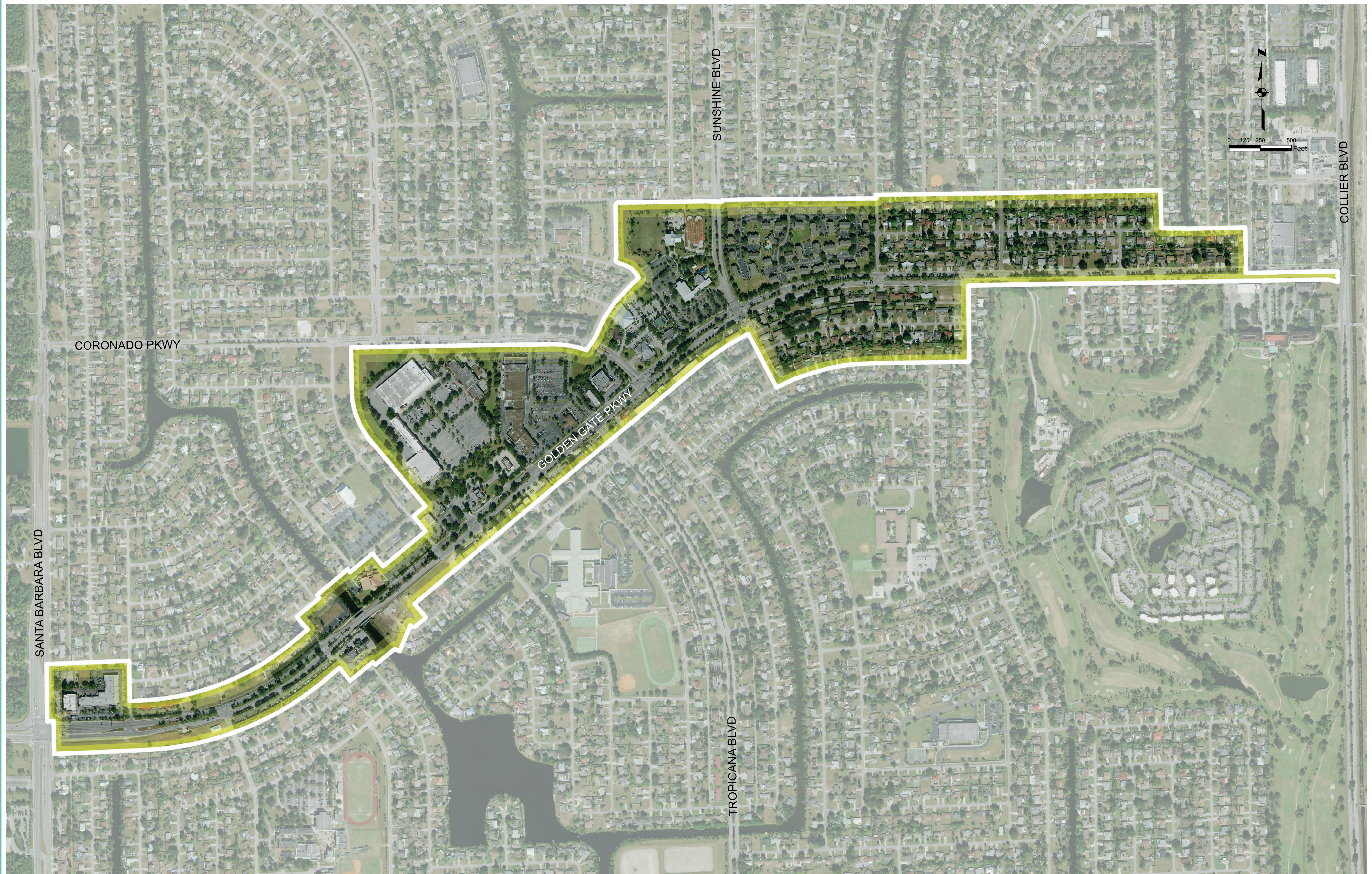
Golden Gate LDC

Meeting Location: 2800 North Horseshoe Drive | Meeting Date: November 8th, 2018

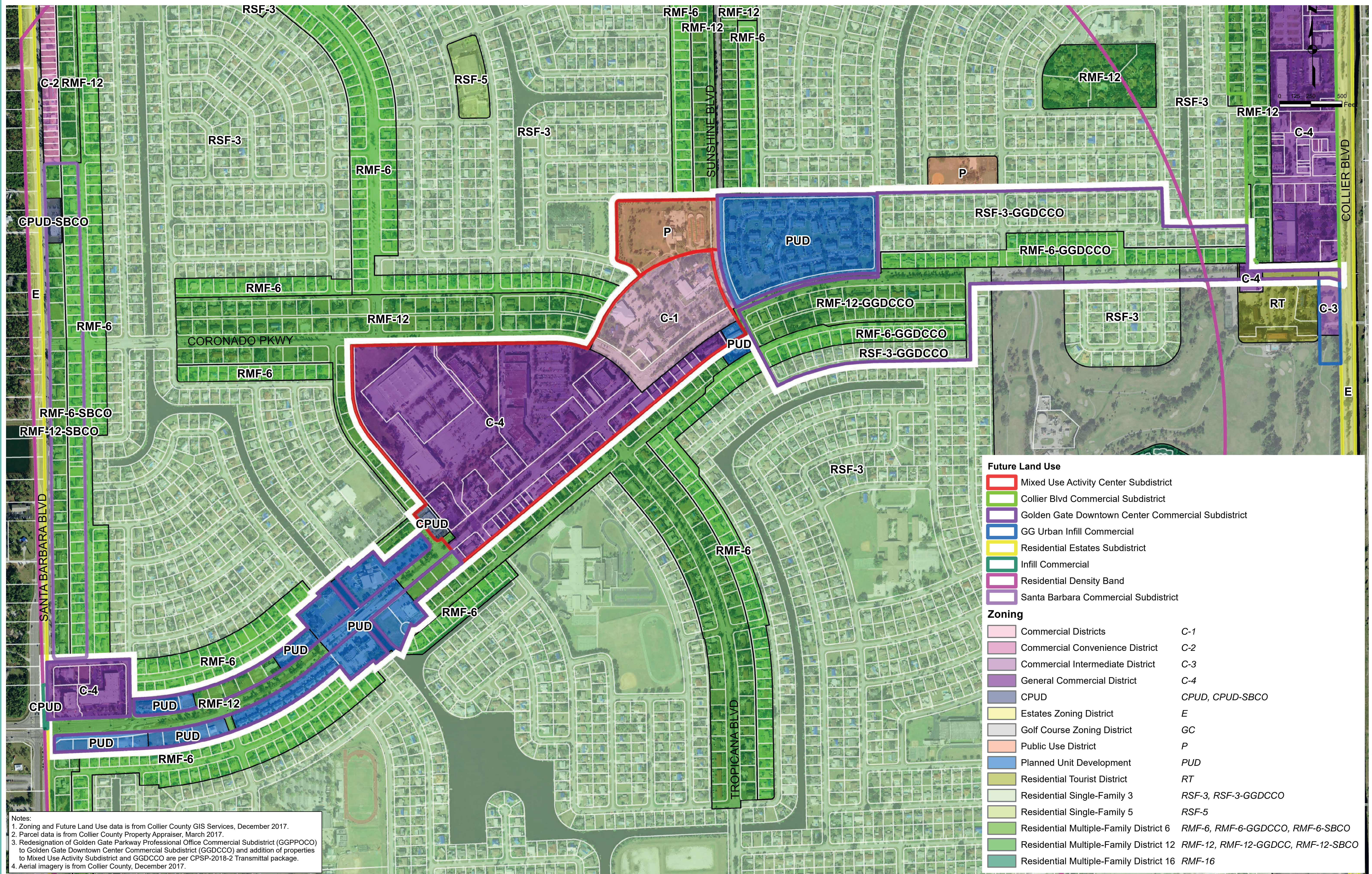
Name - Print	Address	Email
1. <i>Cristina Darden</i>		
2. <i>David Lambert</i>		
3. <i>BILL ARTHUR</i>	<i>420 23rd PL SW</i>	
4. <i>Nazibel Parrillo</i>	<i>4519 24th PL SW</i>	
5. <i>Yoda I Dominguez</i>	<i>4519 24th PL SW</i>	
6. <i>Stephen Dufort</i>		
7. <i>Hector Valois</i>	<i>434 23rd PL SW</i>	
8. <i>Zoraida Viro</i>	<i>.. ..</i>	
9. <i>Lance Shearer</i>	<i>Nap Daily News</i>	
10.		
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Display Boards

BASE MAP

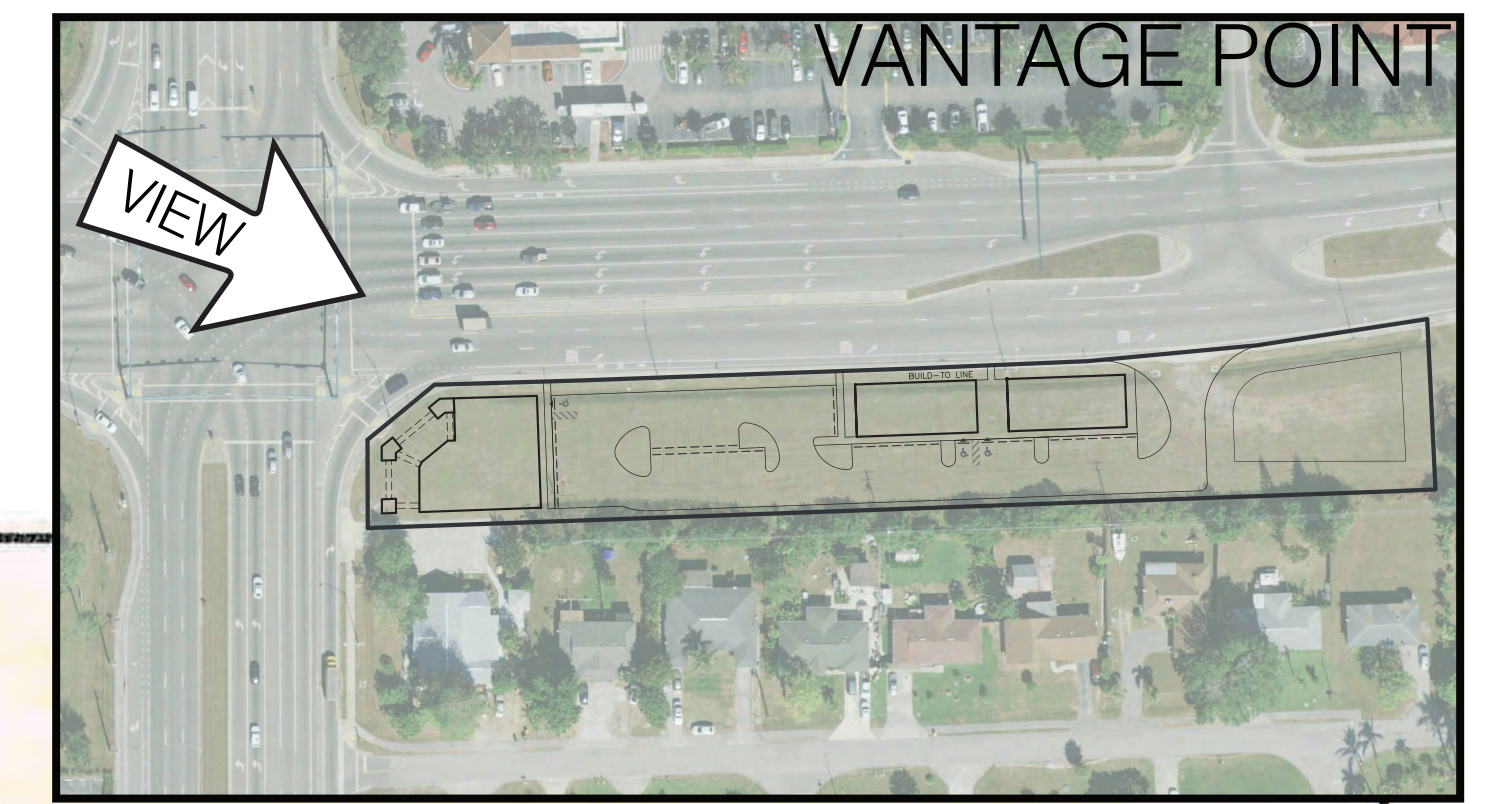


ZONING & FUTURE LAND USE

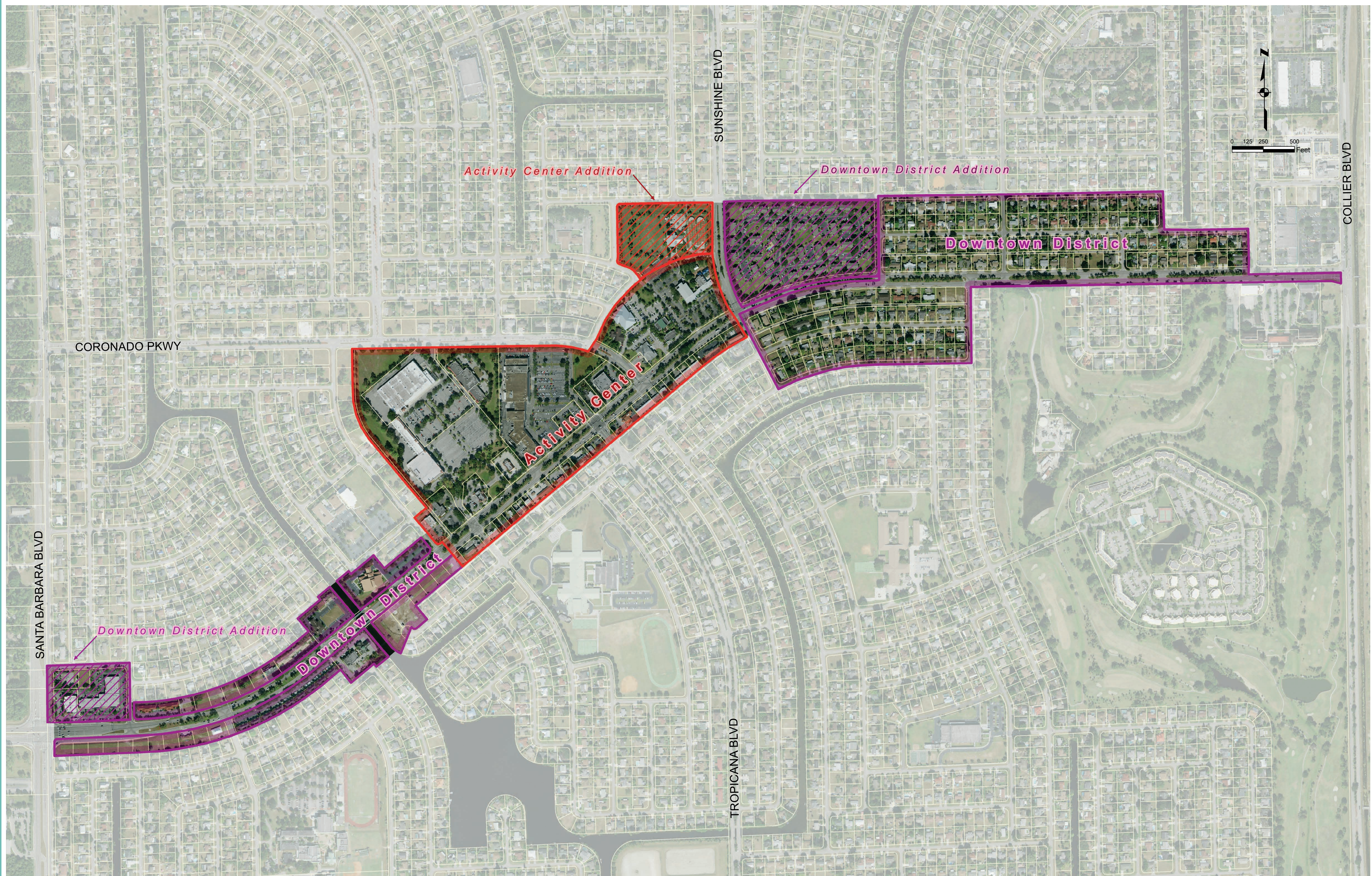


Notes:
 1. Zoning and Future Land Use data is from Collier County GIS Services, December 2017.
 2. Parcel data is from Collier County Property Appraiser, March 2017.
 3. Redesignation of Golden Gate Parkway Professional Office Commercial Subdistrict (GGPPOCO) to Golden Gate Downtown Center Commercial Subdistrict (GGDCCO) and addition of properties to Mixed Use Activity Subdistrict and GGDCCO are per CPSP-2018-2 Transmittal package.
 4. Aerial imagery is from Collier County, December 2017.

Future Land Use		
[Red outline]	Mixed Use Activity Center Subdistrict	
[Green outline]	Collier Blvd Commercial Subdistrict	
[Purple outline]	Golden Gate Downtown Center Commercial Subdistrict	
[Blue outline]	GG Urban Infill Commercial	
[Yellow outline]	Residential Estates Subdistrict	
[Light Green outline]	Infill Commercial	
[Pink outline]	Residential Density Band	
[White outline]	Santa Barbara Commercial Subdistrict	
Zoning		
[Light Purple]	Commercial Districts	C-1
[Light Blue]	Commercial Convenience District	C-2
[Light Green]	Commercial Intermediate District	C-3
[Purple]	General Commercial District	C-4
[Dark Blue]	CPUD	CPUD, CPUD-SBCO
[Yellow]	Estates Zoning District	E
[Light Green]	Golf Course Zoning District	GC
[Orange]	Public Use District	P
[Blue]	Planned Unit Development	PUD
[Light Green]	Residential Tourist District	RT
[Light Green]	Residential Single-Family 3	RSF-3, RSF-3-GGDCCO
[Light Green]	Residential Single-Family 5	RSF-5
[Light Green]	Residential Multiple-Family District 6	RMF-6, RMF-6-GGDCCO, RMF-6-SBCO
[Light Green]	Residential Multiple-Family District 12	RMF-12, RMF-12-GGDCCO, RMF-12-SBCO
[Light Green]	Residential Multiple-Family District 16	RMF-16



PROPOSED OVERLAY



PowerPoint Presentation



Golden Gate Parkway Corridor
UPDATE TO LAND DEVELOPMENT CODE
(LDC)
STANDARDS

PUBLIC MEETING
NOVEMBER 8, 2018

BACKGROUND



Collier County Restudy efforts established the Vision for Golden Gate City in the Growth Management Plan:

Golden Gate City is a safe, diverse, family-oriented community that offers easy access to education, parks, shopping and services within a vibrant, walkable community.

***safe *diverse *vibrant *walkable**



Google Earth Street View (Fifth Avenue, Naples)



Downtown Palm Beach, Florida – Architectural Sample
www.gliddenspina.com



Proposed Santa Barbara/Golden Gate Parkway

BACKGROUND

Policy 2.1.3 Within two years, Collier County shall create development standards to guide the transformation of Golden Gate Parkway and the Activity Center into destinations that are convenient, pleasant and safe for pedestrians and cyclists, and maintain strong connections to transit service.

Policy 2.2.3 Within two years of adoption, Collier County shall initiate involvement of Golden Gate City residents and business owners to consider amendments to the Land Development Code to support and implement residential and commercial redevelopment and renewal initiatives.



Google Earth Street View (Fifth Avenue, Naples)



Downtown Palm Beach, Florida – Architectural Sample
www.giiddenspina.com



Proposed Activity Center

GOAL FOR UPDATES TO THE LDC STANDARDS

Match the overlay district standards to the Golden Gate City Vision outlined in the Growth Management Plan

*safe *diverse *vibrant *walkable

How?

- **Align Overlay standards with corridor conditions**
Building setbacks & form, pedestrian-friendly uses, parking & mobility solutions, streetscape conditions
- **Make the standards user-friendly and viable for potential development**



Google Earth Street View (Fifth Avenue, Naples)



Downtown Palm Beach, Florida – Architectural Sample
www.galiddenspina.com



Proposed Santa Barbara/Golden Gate Parkway

PROJECT SCHEDULE

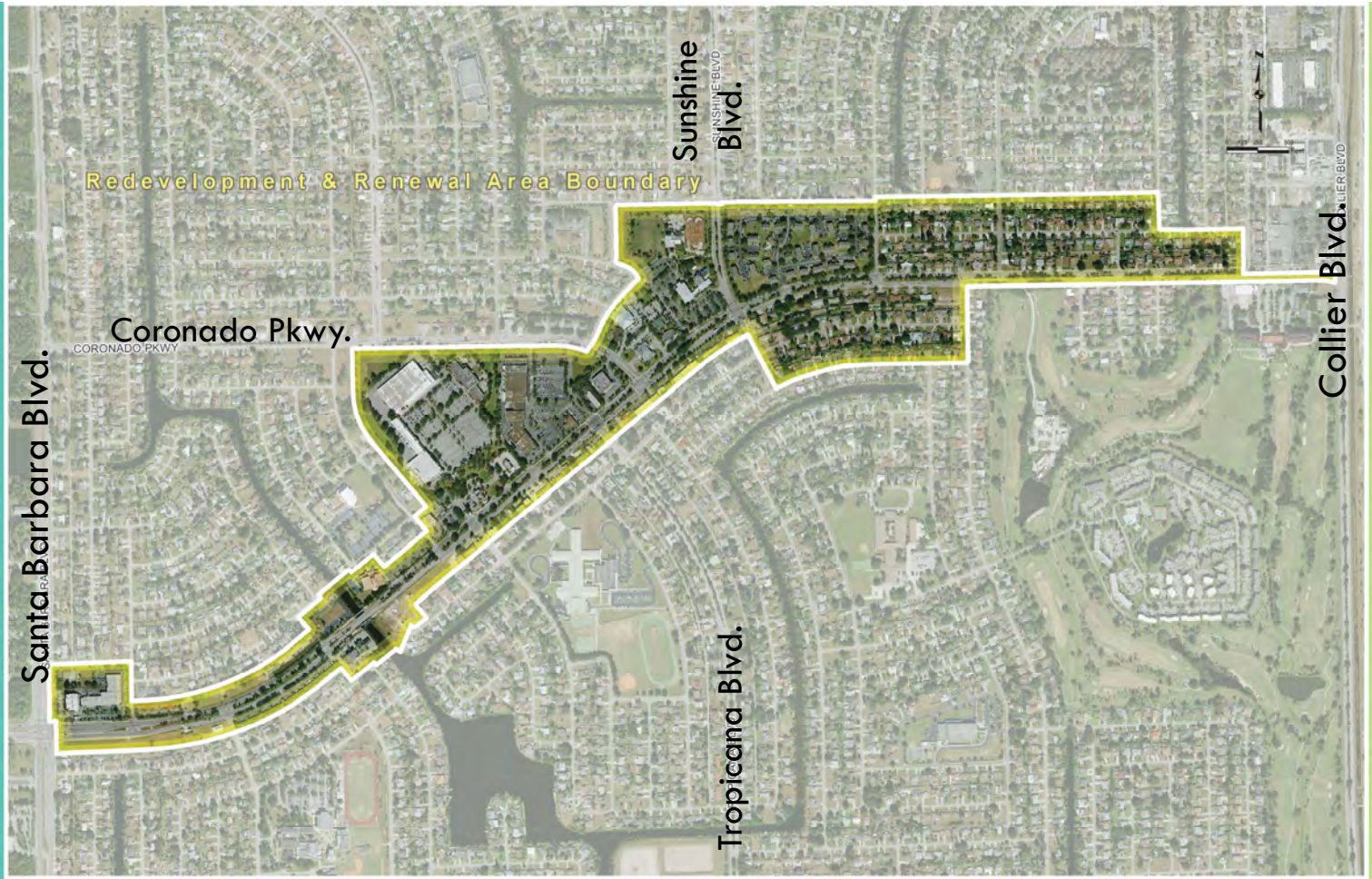
Aug.-Oct. 2018	Project Kick Off, data collection & analysis
Nov. 8, 2018	First Public Meeting
Nov. – Dec. 2018	Working...Draft Code Amendments
Jan. – Feb. 2019	Second Public Meeting
Feb. – March 2019	Final Code Amendments
April – June 2019	Advisory Board Hearings – Development Services Advisory Committee & Planning Commission
Fall 2019	Board of County Commissioners (BCC) Hearings

MEETING FORMAT

1. Summarize Existing Conditions
2. Summarize Main Issues / Findings
3. Collect input on issues
4. Wrap-up



EXISTING CONDITIONS

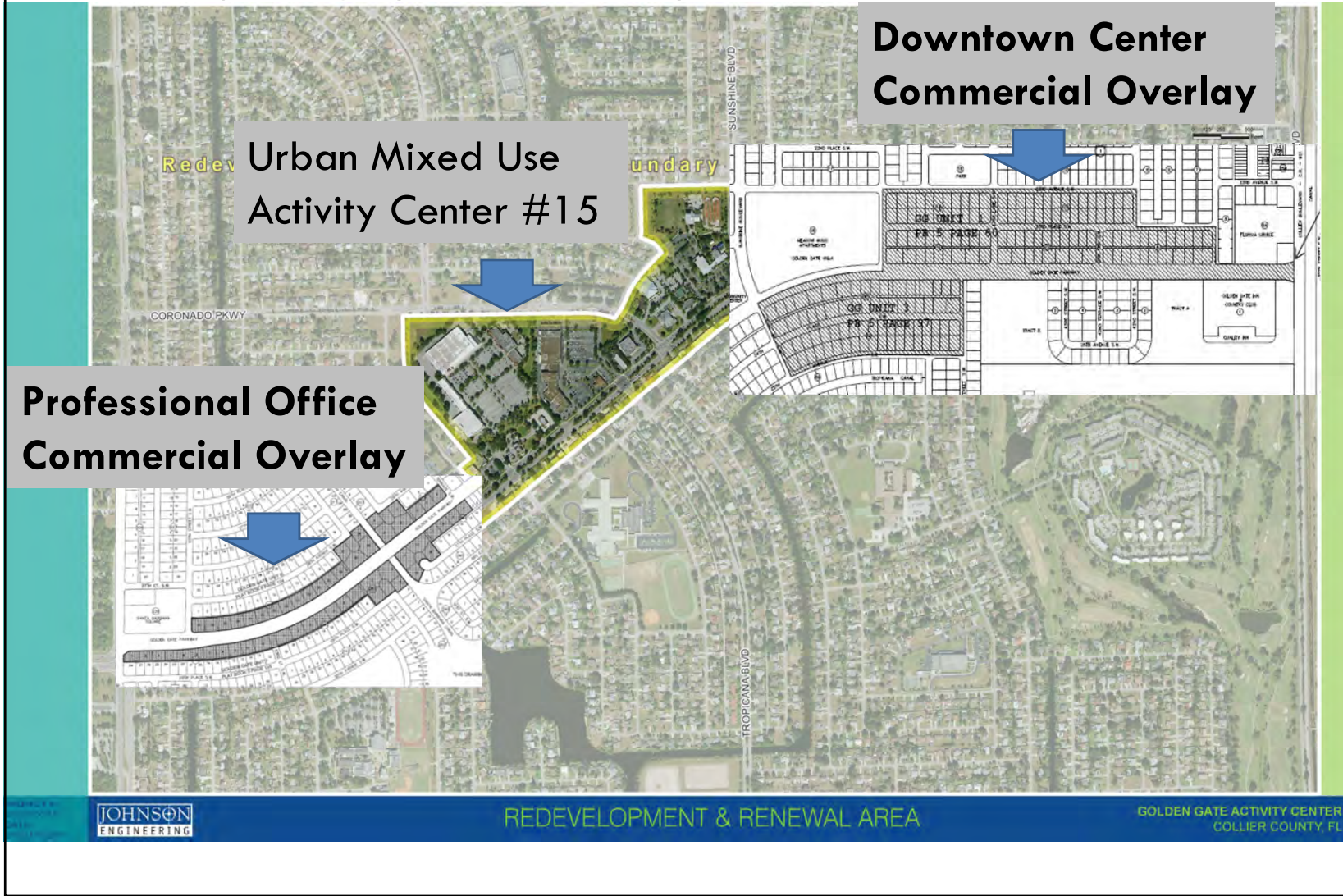


JOHNSON
ENGINEERING

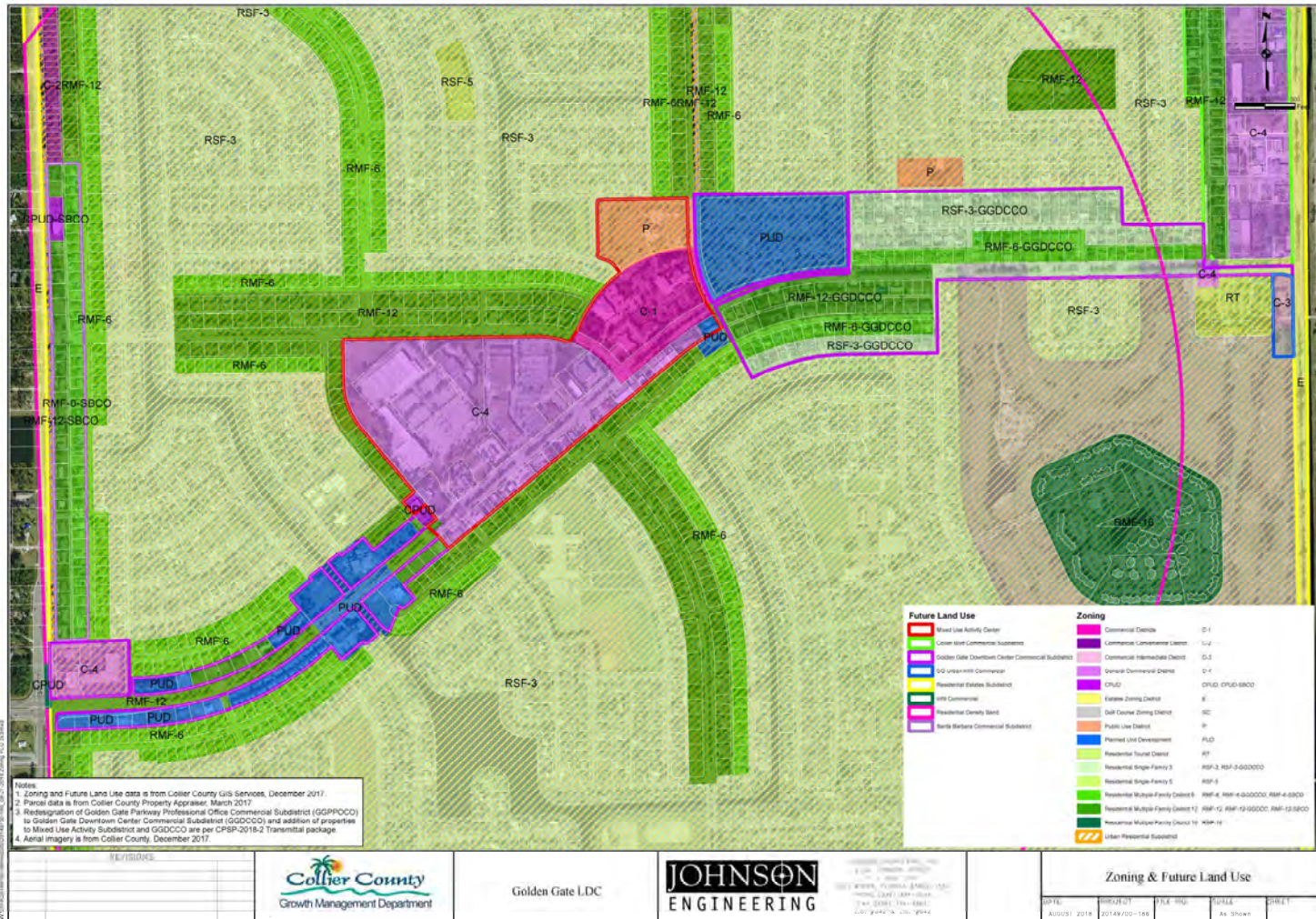
REDEVELOPMENT & RENEWAL AREA

GOLDEN GATE ACTIVITY CENTER
COLLIER COUNTY, FL

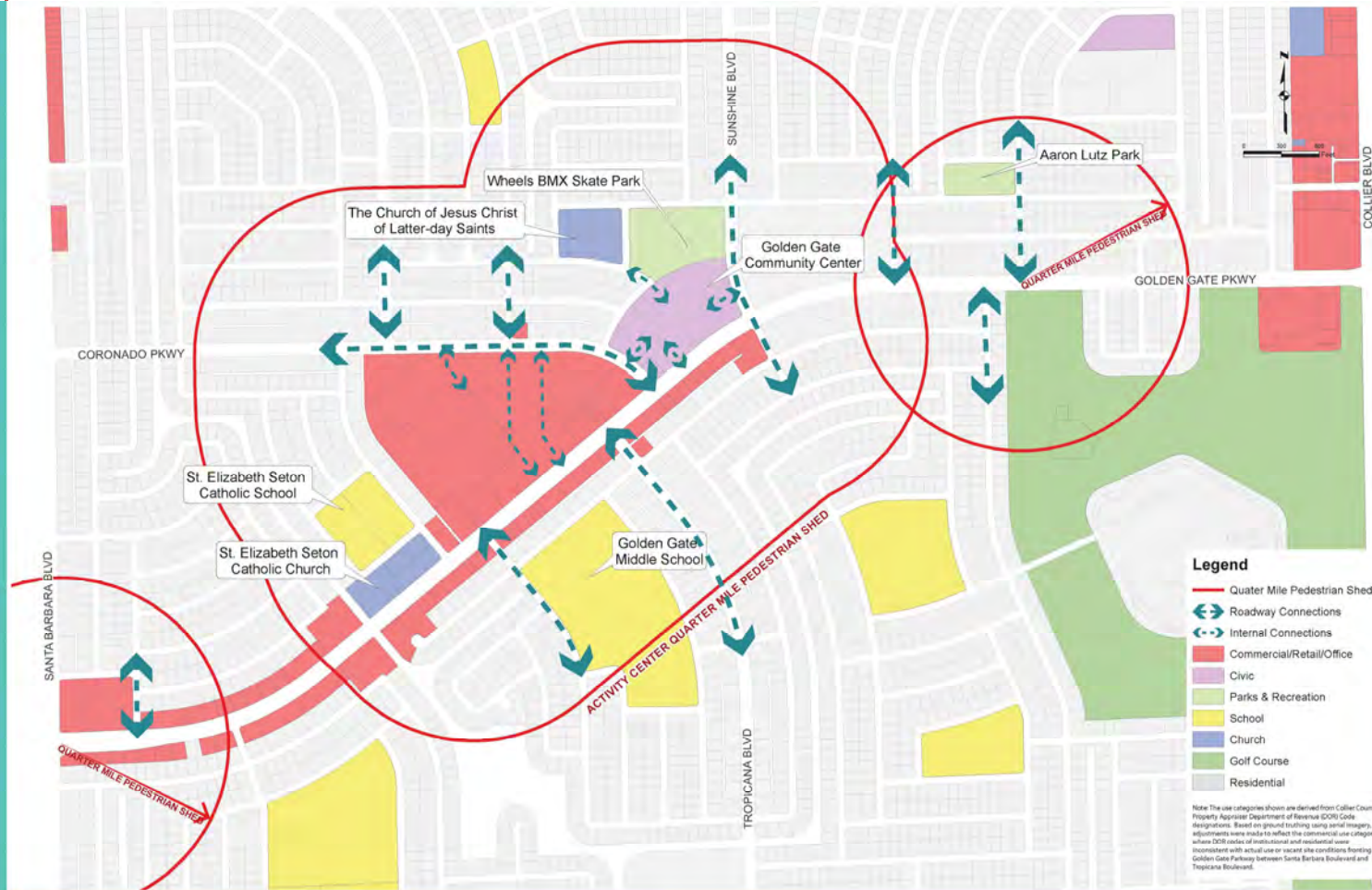
EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS

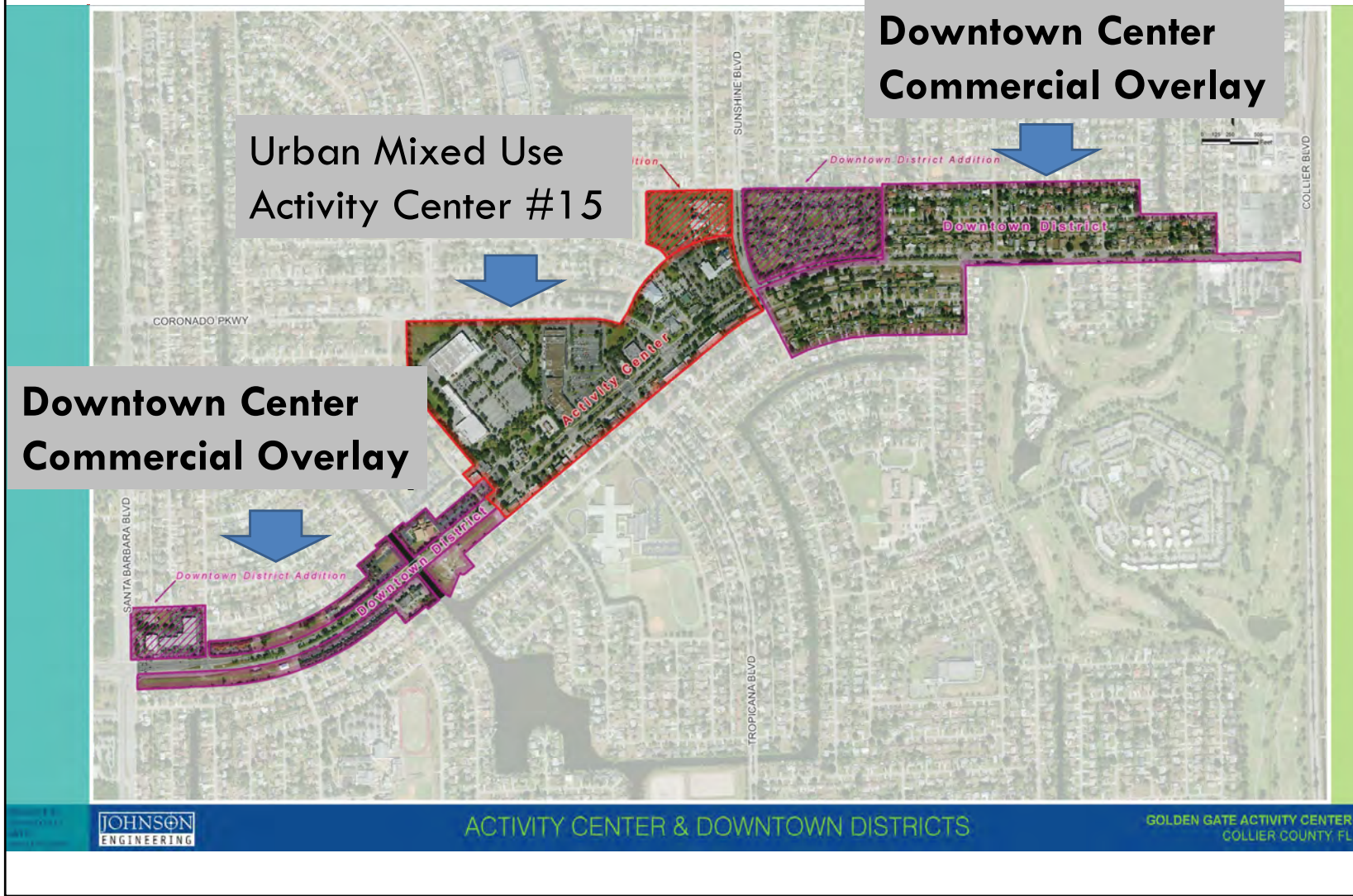


PROUDLY
SUPPORTING
OUR
COMMUNITY



GOLDEN GATE ACTIVITY CENTER
COLLIER COUNTY, FL

PROPOSED CONDITIONS



MAIN ISSUES

1. **Match overlay standards to the Golden Gate City Vision**
2. **Increase residential variety & address compatibility**
3. **Control auto-oriented uses & promote the pedestrian realm**
4. **Focus development standards on urban form**
5. **Spur economic development & business creation**
6. **Incentivize remodeling & renovation**

ISSUE 1: MATCH OVERLAY STANDARDS TO THE GOLDEN GATE CITY VISION

*safe *diverse *vibrant *walkable

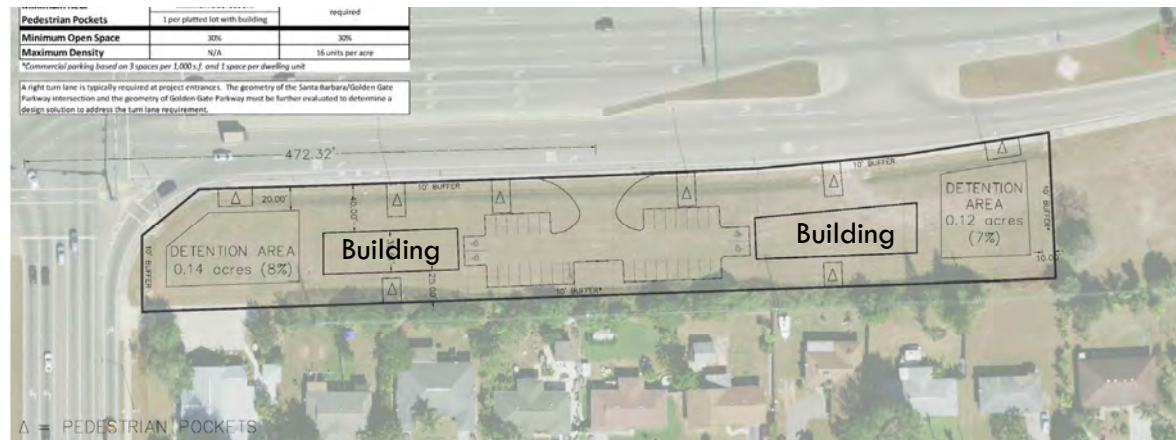
1. The existing Professional Office Commercial Overlay does not foster desired mix of uses and vibrant urbanism.
 - Uses limited to some office & commercial uses.
 - Narrow lot depths & large setback requirements make development difficult or impossible.
 - Minimum project size: 2 acres
2. The existing Downtown Center Commercial Overlay has standards for mix of use and pedestrian improvements but it has not generated the desired results.
 - Strict limits on use of 1st, 2nd, and 3rd floors
 - Min./Max. building footprint: 3,000 s.f. / 12,000 s.f.
3. The Activity Center is designated for a mix of uses and higher densities but it has not yielded those outcomes.



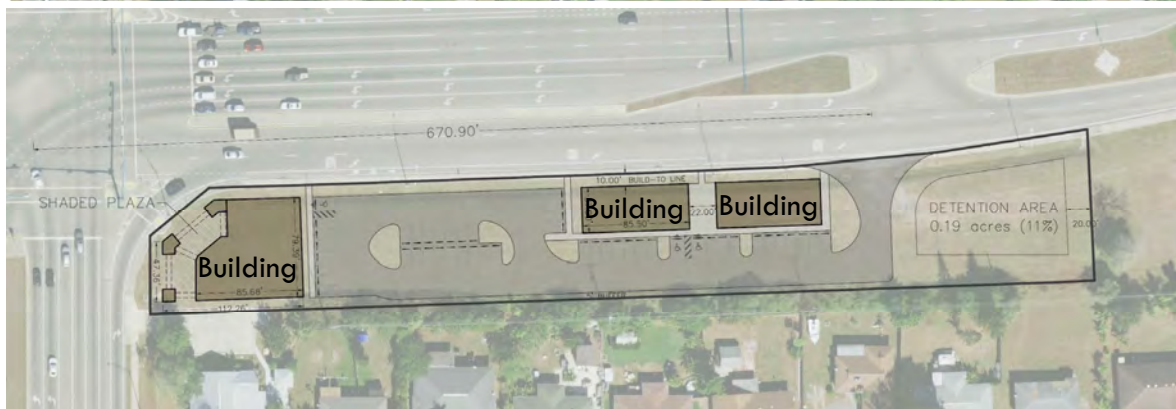
ISSUE 1: MATCH OVERLAY STANDARDS TO THE GOLDEN GATE CITY VISION

*safe *diverse *vibrant *walkable

Option 1
Current Standards:
Auto-oriented



Option 2
Adjusted Standards:
Gateway and more walkable









RECOMMENDATIONS TO MATCH THE VISION

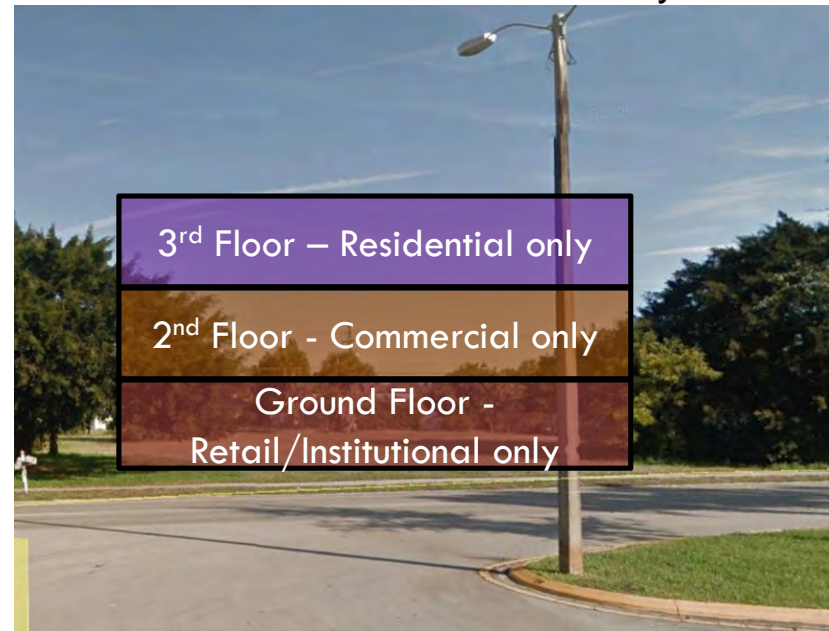
1. Extend the Downtown Center Commercial Overlay to replace the Professional Office Commercial Overlay
2. Update Downtown Center Commercial Overlay to foster desired mix of uses along the corridor that comply with urban form standards
 - Commercial, office and artisanal uses
 - Allow residential uses along with non-residential uses
3. Create an Activity Center #15 Overlay district
 - Pedestrian friendly design
 - Employment uses
 - Live/work/play environment



ISSUE 2: INCREASE RESIDENTIAL VARIETY & ADDRESS COMPATIBILITY

1. Downtown Center Commercial Overlay & Professional Office Commercial Overlay **prohibit** new residential-only development
2. Compatibility standards between differing uses are limited
 - 19'-wide landscape buffer is required along perimeters of district

Current requirements in the Downtown Center Commercial Overlay



RECOMMENDATIONS FOR RESIDENTIAL VARIETY & COMPATIBILITY

1. Allow townhomes
2. Allow mixed use buildings with residential 2nd floors
3. No change to maximum densities
 - maintain the existing standards that range from 6 du/ac to 12 du/ac along the corridor, and up to 22 du/ac in the Activity Center.
4. For commercial or light industrial/employment uses in proximity to residential units, standards may address:
 - hours of operation
 - lighting
 - noise
 - building height
 - location of service areas



ISSUE 3: CONTROL AUTO-ORIENTED USES & PROMOTE THE PEDESTRIAN REALM

1. Drive-throughs and other auto-related services are detrimental to pedestrians along the corridor.
 - Downtown Center Commercial Overlay currently prohibits drive-up, drive-in or drive-throughs, gas stations, warehouse/storage, car wash, auto dealerships.
 - The Activity Center (C-4 zoning) allows these uses.
2. Countywide separation standards for gas stations is 500'
 - Activity Center corridor extends 3,000 feet = 6 locations
3. More driveways along the Parkway impede pedestrians/bicyclists



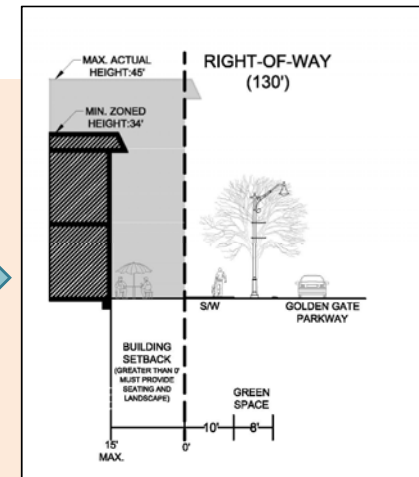
RECOMMENDATIONS TO CONTROL AUTO-ORIENTED USES & PROMOTE THE PEDESTRIAN REALM

1. Per GMP, continue prohibiting in the Downtown Center Commercial Overlay:
car washes, storage facilities, auto dealerships, drive up, drive-in, or drive-throughs *except for bank and pharmacy drive-throughs*
2. Apply new separation standards along the Parkway to new gas stations, auto supply, car washes, storage facilities, auto dealerships, drive-ups, drive-ins, or drive-throughs
For example, separation standard of 1,320 feet (1/4-mile)
2 mile corridor = 8 locations for auto supply
3,000' Activity Center corridor = 2 locations for other use
3. Maintain and continue access standards for use of alleys and side streets for the Downtown Center Commercial Overlay

ISSUE 4: FOCUS DEVELOPMENT STANDARDS ON URBAN FORM

The following standards currently apply:

1. Downtown Center Commercial Overlay
 - Building setback: 0 – 15' from Parkway
 - Min. / Maximum height: 34 feet / 45 feet
 - Right-of-way improvements required for properties with frontage along Golden Gate Parkway.
2. Professional Office Commercial Overlay
 - Building setback: at least 40' from Parkway
 - Maximum height: 25 feet plus 10 feet for under building parking
3. C-4 Zoning in Activity Center
 - Building setback: at least 25' from Parkway
 - Maximum height: 75 feet



RECOMMENDATIONS TO FOCUS DEVELOPMENT STANDARDS ON URBAN FORM

Reconcile different standards and focus on:

- Building orientation toward the Parkway or street
- Streetscapes with comfortable size and features for the pedestrian
- Building massing consistent with comfortable corridor width-to-building height ratios
- Include street and pedestrian level lighting

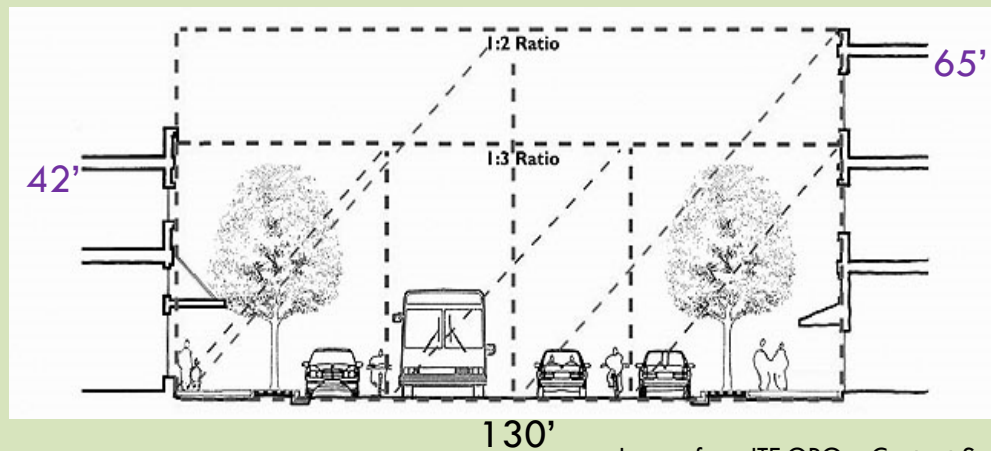
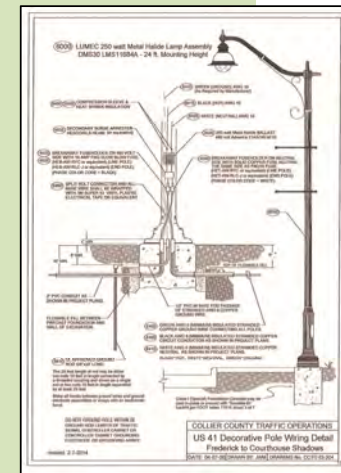


Image from ITE.ORG – Context Sensitive Solutions:

A Framework for Walkable Urban Thoroughfare Design



RECOMMENDATIONS TO IMPROVE DEVELOPMENT STANDARDS

User-Friendly Code with diagrams

Development characteristics with example images and the intensity/density standards

Typical lot layouts for potential development types

Building placement standards

- Including corner treatments

Building design standards

- In addition to architectural standards, i.e., second floor step back, sign bands

Streetscape standards

Open space standards

Parking standards

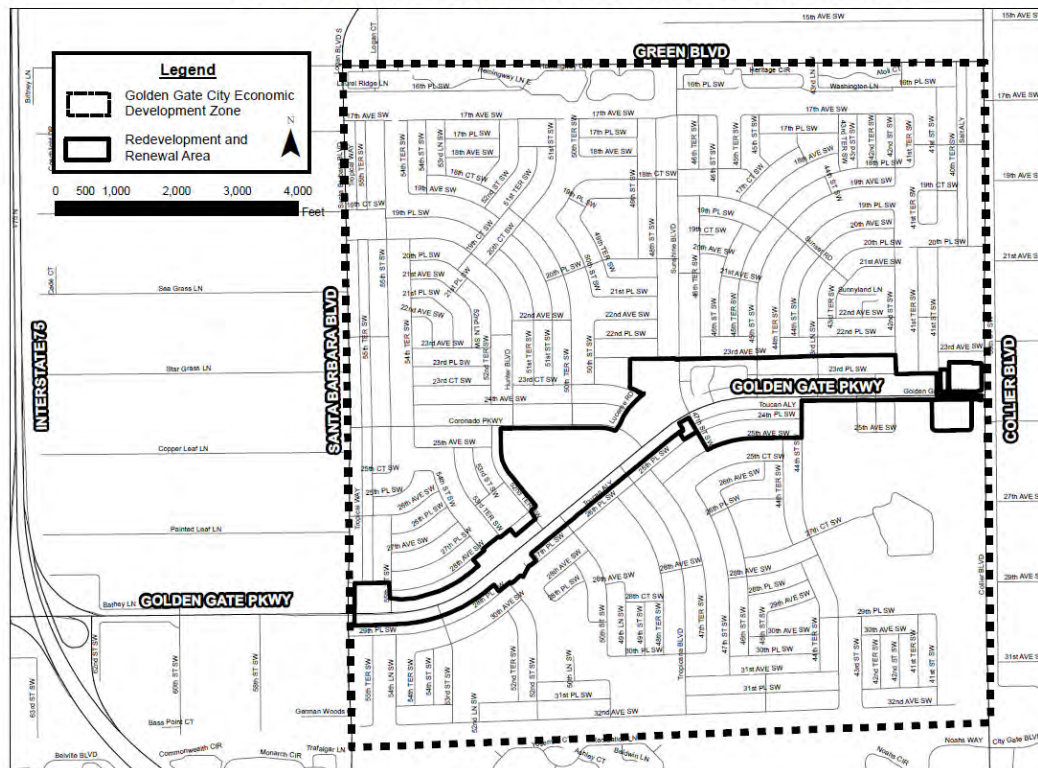
Landscape standards

Compatibility standards



ISSUE 5: SPUR ECONOMIC DEVELOPMENT & BUSINESS CREATION

GOLDEN GATE CITY ECONOMIC DEVELOPMENT ZONE ORDINANCE MAP



Golden Gate is a County Economic Development Zone

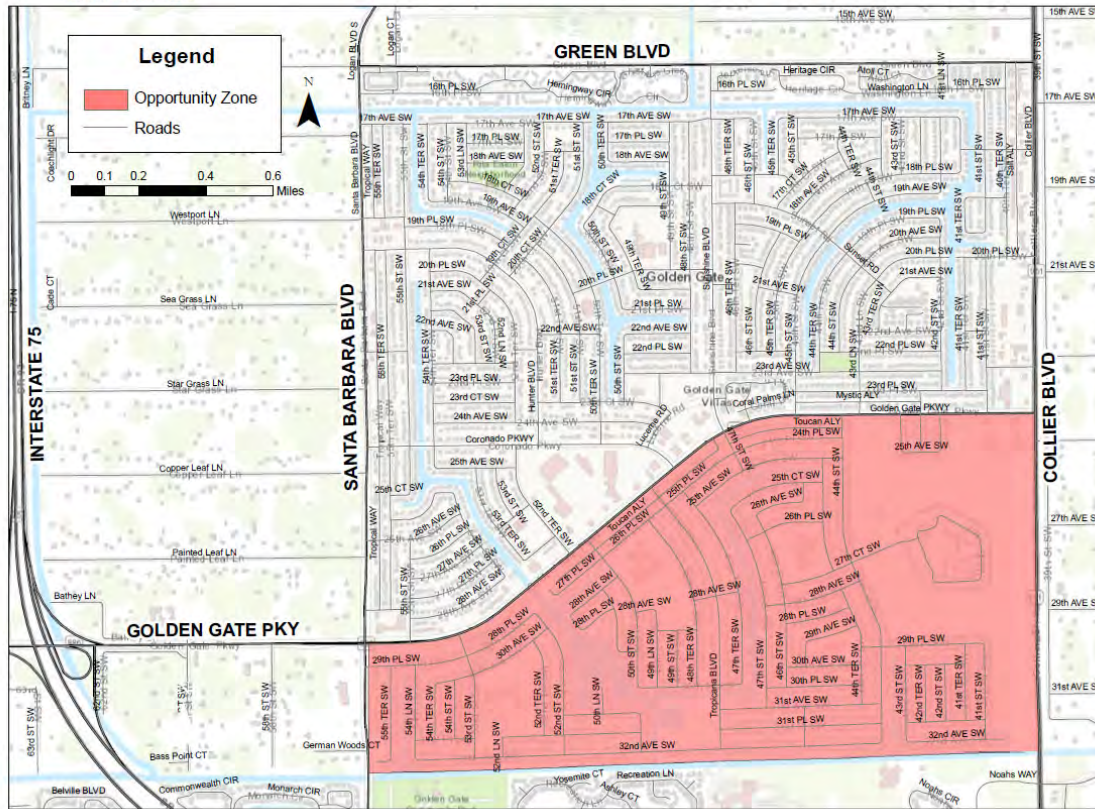
Purpose: to attract & retain business through financial incentives

Trust fund will alleviate infrastructure needs of targeted businesses and discount municipal development fees.

ISSUE 5: SPUR ECONOMIC DEVELOPMENT & BUSINESS CREATION



GOLDEN GATE CITY OPPORTUNITY ZONE



Part of Golden Gate is a U.S. Opportunity Zone through 2028

Purpose: encourage long-term investment & job creation by reducing taxes for businesses that create jobs

Investor incentive with capital gains tax benefits and exemptions

RECOMMENDATIONS FOR ECONOMIC DEVELOPMENT & BUSINESS CREATION

1. Update permitted uses in the Activity Center to match the targeted industries of the Innovation Zone program.
2. Align development standards to be suitable for target industries.
3. Consider allowing artisanal uses for the Residential zoned properties, for home based businesses such as jewelry, art & crafts.

Activity Center Innovation Uses
Advanced manufacturing, including automated apparel, light assembly and 3D printing
Call centers
Software development and programming
Internet technologies and electronic commerce
Data and information processing
Professional services such as laboratory research or testing activities
Other uses deemed similar by the Board of County Commissioners



The Clay Place at 1555 Shadowlawn Drive

ISSUE 6: INCENTIVIZE REMODELING & RENOVATION

1. Barriers to remodeling and renovation include:
 - Cost for the improvements
 - Permitting costs, time and hurdles
2. Remodeling or renovation must meet current Codes and zoning standards.
 - Upgrades to meet current Code standards demand significant investment, making incremental improvements too expensive and infeasible
3. Relief from standards is only through public hearing process
 - Site Plan with Deviations
 - Variance

RECOMMENDATIONS FOR INCENTIVIZING REMODELING & RENOVATION

1. Create category of improvements that are exempt from complying with all Overlay zoning standards, such as:
 - Façade improvements, landscaping or open space improvements, parking improvements
2. Allow flexibility from Overlay zoning standards that can be approved by staff, such as:
 - 10% of dimensional standards (setbacks, buffers) or # parking spaces required
 - Adjustments where site conditions do not allow strict adherence to landscaping, sidewalk or building setback standards.

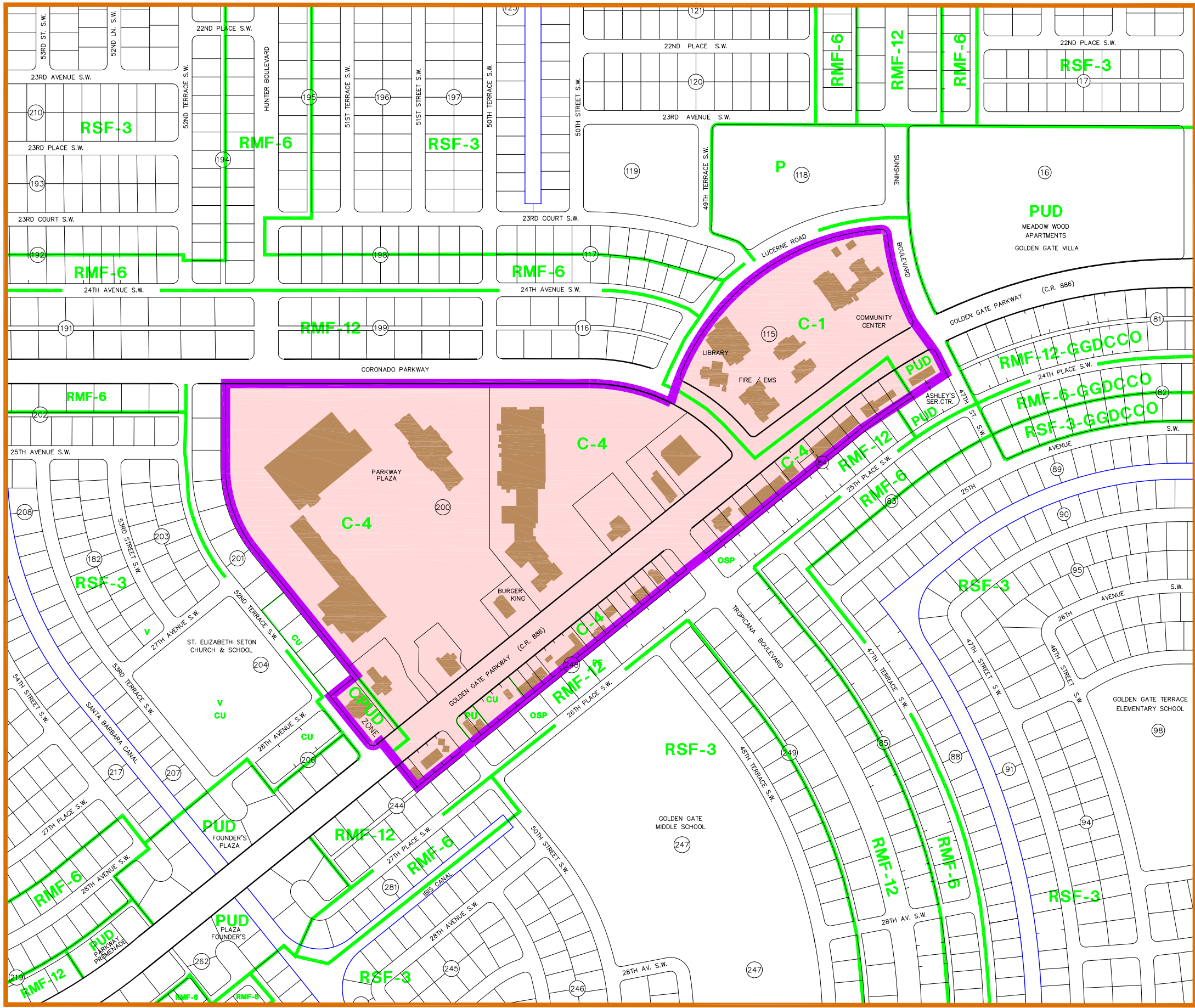
PROJECT SCHEDULE

Aug.-Oct. 2018	Project Kick Off, data collection & analysis
Nov. 8, 2018	First Public Meeting
Nov. – Dec. 2018	Working...Draft Code Amendments
Jan. – Feb. 2019	Second Public Meeting
Feb. – March 2019	Final Code Amendments
April – June 2019	Advisory Board Hearings – Development Services Advisory Committee & Planning Commission
Fall 2019	Board of County Commissioners (BCC) Hearings

Handout:

Activity Center / current C-4 Zoning standards

Proposed Activity Center #15 Overlay







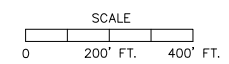
AMENDED – JANUARY 25, 2005
 (Ord. No. 2005-3)

AMENDED – SEPTEMBER 13, 2011
 (Ord. No. 2011-26)

AMENDED - JUNE 13, 2017
 (Ord. No. 2017-22)

LEGEND

-  **ACTIVITY CENTER BOUNDARY**
-  **EXISTING ZONING**
 (NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
-  **DEVELOPED LAND USE**
 (NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
-  **EXISTING BUILDINGS AND STRUCTURES**



2.03.03 - Commercial Zoning Districts

D. **General Commercial District (C-4).** The general commercial district (C-4) is intended to provide for those types of land uses that attract large segments of the population at the same time by virtue of scale, coupled with the type of activity. The purpose and intent of the C-4 district is to provide the opportunity for the most diverse types of commercial activities delivering goods and services, including entertainment and recreational attractions, at a larger scale than the C-1 through C-3 districts. As such, all of the uses permitted in the C-1 through C-3 districts are also permitted in the C-4 district. The outside storage of merchandise and equipment is prohibited, except to the extent that it is associated with the commercial activity conducted on-site such as, but not limited to, automobile sales, marine vessels, and the renting and leasing of equipment. Activity centers are suitable locations for the uses permitted by the C-4 district because most activity centers are located at the intersection of arterial roads. Therefore the uses in the C-4 district can most be sustained by the transportation network of major roads. The C-4 district is permitted in accordance with the locational criteria for uses and the goals, objectives, and policies as identified in the future land use element of the Collier County GMP. The maximum density permissible or permitted in a district shall not exceed the density permissible under the density rating system.

1. The following uses, as defined with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section are permissible by right, or as accessory or conditional uses within the general commercial district (C-4).
 - a. *Permitted uses.*
 1. Accounting (8721).
 2. Adjustment and collection services (7322).
 3. Advertising agencies (7311).
 4. Advertising — miscellaneous (7319).
 5. Agricultural services (0783).
 6. Amusement and recreation services, indoor (7999).
 7. Amusement and recreation services, outdoor (7999 - fishing piers and lakes operation, houseboat rental, pleasure boat rental, operation of party fishing boats, canoe rental only).
 8. Ancillary plants.
 9. Animal specialty services, except veterinary (0752, excluding outside kenneling).
 10. Apparel and accessory stores (5611—5699).
 11. Architectural services (8712).
 12. Auditing (8721).

13. Auto and home supply stores (5531).
14. Automobile Parking, automobile parking garages and parking structures (7521 - shall not be construed to permit the activity of "tow-in parking lots").
15. Automotive services (7549) except that this shall not be construed to permit the activity of "wrecker service (towing) automobiles, road and towing service."
16. Automotive vehicle and equipment dealers (5511 and 5599, new vehicles only).
17. Banks, credit Unions and trusts (6011—6099).
18. Barber shops (7241, except for barber schools).
19. Beauty shops (7231, except for beauty schools).
20. Bookkeeping services (8721).
21. Bowling centers, indoor (7933).
22. Building cleaning and maintenance services (7349).
23. Business associations (8611).
24. Business consulting services (8748).
25. Business credit institutions (6153—6159).
26. Business services - miscellaneous (7381, 7389 - except auctioneering service, automobile recovery, automobile repossession, batik work, bottle exchanges, bronzing, cloth cutting, contractors' disbursement, cosmetic kits, cotton inspection, cotton sampler, directories-telephone, drive-away automobile, exhibits-building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal slitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, pipeline or powerline inspection, press clipping service, recording studios, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and slitting, shrinking textiles, solvent recovery, sponging textiles, swimming pool cleaning, tape slitting, texture designers, textile folding, tobacco sheeting, and window trimming service).
27. Cable and other pay television services (4841) including communications towers up to specified height, subject to section-5.05.09.
28. Carpet and upholstery cleaning (7217).
29. Carwashes (7542) provided that carwashes abutting residential zoning districts shall be subject to section 5.05.11 of this Code.
30. Child day care services (8351).
31. Churches.
32. Civic, social and fraternal associations (8641).

33. Coin-operated laundries and dry cleaning (7215).
34. Coin operated amusement devices, indoor (7993).
35. Commercial art and graphic design (7336).
36. Commercial photography (7335).
37. Commercial printing (2752, excluding newspapers).
38. Computer programming, data processing and other services (7371—7379).
39. Computer and computer software stores (5734).
40. Credit reporting services (7323).
41. Dance studios, schools and halls, indoor (7911).
42. Detective, guard and armored car service (7381, except armored car and dog rental).
43. Department stores (5311).
44. Direct mail advertising services (7331).
45. Disinfecting and pest control services (7342).
46. Dry cleaning plants (7216, nonindustrial dry cleaning only).
47. Drug stores (5912).
48. Eating and drinking establishments (5812 and 5813) excluding bottle clubs. All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 5.05.01.
49. Educational plants and public schools subject to LDC section 5.05.14.
50. Educational services (8221 and 8222).
51. Electrical and electronic repair shops (7622—7629).
52. Engineering services (8711).
53. Equipment rental and leasing (7359 - except airplane, industrial truck, portable toilet and oil field equipment renting and leasing).
54. Essential services, subject to section 2.01.03.
55. Facilities support management services (8744).
56. Federal and federally-sponsored credit agencies (6111).
57. Food stores (groups 5411—5499).
58. Funeral services (7261, except crematories).
59. Garment pressing, and agents for laundries and drycleaners (7212).

60. Gasoline service stations (5541), with services and repairs as described in section 5.05.05.
61. General merchandise stores (5331—5399).
62. Glass stores (5231).
63. Golf courses, public (7992).
64. Group care facilities (category I and II, except for homeless shelters); care units, except for homeless shelters; nursing homes; assisted living facilities pursuant to F.S. § 400.402 and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to F.S. § 651 and ch. 4-193 F.A.C.; all subject to section 5.05.04.
65. Hardware stores (5251).
66. Health services, miscellaneous (8092—8099).
67. Health services, offices and clinics (8011—8049).
68. Home furniture and furnishings stores (5712—5719).
69. Home health care services (8082).
70. Hospitals (8062—8069).
71. Hotels and motels (7011, 7021 and 7041) when located within an activity center.
72. Household appliance stores (5722).
73. Insurance carriers, agents and brokers (6311—6399, 6411).
74. Labor unions (8631).
75. Landscape architects, consulting and planning (0781).
76. Laundries and dry cleaning, coin operated — self service (7215).
77. Laundries, family and commercial (7211).
78. Laundry and garment services, miscellaneous (7219).
79. Legal services (8111).
80. Libraries (8231).
81. Loan brokers (6163).
82. Management services (8741, 8742).
83. Marinas (4493 and 4499 - except canal operation, cargo salvaging, ship dismantling, lighterage, marine salvaging, marine wrecking, and steamship leasing), subject to section 5.05.02.
84. Medical and dental laboratories (8071 and 8072).

85. Medical equipment rental and leasing (7352).
86. Membership organizations, miscellaneous (8699).
87. Membership sports and recreation clubs, indoor (7997).
88. Mortgage bankers and loan correspondents (6162).
89. Motion picture theaters (7832).
90. Motorcycle dealers (5571).
91. Museums and art galleries (8412).
92. Musical instrument stores (5736).
93. News syndicates (7383).
94. Nursing and professional care facilities (8051—8059).
95. Outdoor advertising services (7312).
96. Paint stores (5231).
97. Passenger car leasing (7515).
98. Passenger car rental (7514).
99. Personal credit institutions (6141).
100. Personal services, miscellaneous (7299).
101. Personnel supply services (7361 and 7363).
102. Photocopying and duplicating services (7334).
103. Photofinishing laboratories (7384).
104. Photographic studios, portrait (7221).
105. Physical fitness facilities (7991).
106. Political organizations (8651).
107. Professional membership organizations (8621).
108. Professional sports clubs and promoters, indoor (7941).
109. Public administration (groups 9111—9199, 9229, 9311, 9411—9451, 9511—9532, 9611—9661).
110. Public or private parks and playgrounds.
111. Public relations services (8743).
112. Radio, television and consumer electronics stores (5731).
113. Radio, television and publishers advertising representatives (7313).
114. Radio and television broadcasting stations (4832 and 4833).

115. Real Estate (6512, 6531—6552).
116. Record and prerecorded tape stores (5735).
117. Religious organizations (8661).
118. Repair services - miscellaneous (7699 - except agricultural equipment repair, awning repair, beer pump coil cleaning and repair, blacksmith shops, catch basin, septic tank and cesspool cleaning, industrial truck repair, machinery cleaning, repair of service station equipment, boiler cleaning, tinsmithing, tractor repair).
119. Research, development and testing services (8731—8734).
120. Retail - miscellaneous (5921—5963, 5992—5999).
121. Retail nurseries, lawn and garden supply stores (5261).
122. Reupholstery and furniture repair (7641).
123. Secretarial and court reporting services (7338).
124. Security and commodity brokers, dealer, exchanges and services (6211—6289).
125. Security systems services (7382).
126. Shoe repair shops and shoeshine parlors (7251).
127. Social services, individual and family (8322—8399, except for homeless shelters and soup kitchens).
128. Surveying services (8713).
129. Tax return preparation services (7291).
130. Telegraph and other message communications (4822) including communications towers up to specified height, subject to section 5.05.09.
131. Telephone communications (4812 and 4813) including communications towers up to specified height, subject to section 5.05.09.
132. Theatrical producers and miscellaneous theatrical services, indoor (7922-7929, including bands, orchestras and entertainers; except motion picture).
133. Travel agencies (4724, no other transportation services).
134. United State Postal Service (4311, except major distribution center).
135. Veterinary services (0741 and 0742, excluding outside kenneling).
136. Videotape rental (7841).
137. Vocational schools (8243—8299).
138. Wallpaper stores (5231).
139. Watch, clock and jewelry repair (7631).

140. Any use which was permissible under the prior General Retail Commercial (GRC) zoning district, as identified by Zoning Ordinance adopted October 8, 1974, and which was lawfully existing prior to the adoption of this Code.
 141. Any other commercial use or professional services which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are purely associated with activities conducted in an office.
 142. Any other commercial or professional use which is comparable in nature with the (C-1) list of permitted uses and consistent with the purpose and intent statement of the district as determined by the board of zoning appeals pursuant to section 10.08.00.
- b. *Accessory Uses.*
1. Uses and structures that are accessory and incidental to the uses permitted as of right in the C-4 district.
 2. Caretaker's residence, subject to section 5.03.05.
 3. Outside storage or display of merchandise when specifically permitted for a use, otherwise prohibited, subject to section 4.02.12.
- c. *Conditional uses.* The following uses are permitted as conditional uses in the general commercial district (C-4), subject to the standards and procedures established in section 10.08.00.
1. Animal specialty services, except veterinary (0752, with outside kenneling).
 2. Amusement and recreation services, outdoor (7948, 7992, 7996, 7999).
 3. Auctioneering services, auction rooms (7389, 5999).
 4. Automotive dealers and gasoline service stations (5511, 5521).
 5. Automotive rental and leasing, outdoor display permitted (7513, 7519).
 6. Boat dealers (5551).
 7. Bottle clubs. (All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 5.05.01.).
 8. Communication towers above specified height, subject to section 5.05.09.
 9. Dealers not elsewhere classified (5599 outdoor display permitted, excluding Aircraft dealers-retail).
 10. Fire protection (9224).
 11. Fishing, hunting and trapping (0912—0919).
 12. Fuel dealers (5983—5989).
 13. Homeless shelters.

14. Hotels and motels (7011, 7021, 7041 when located outside an activity center).
15. Kiosks.
16. Legal counsel and prosecution (9222).
17. Local and suburban transit (groups 4111—4121, bus stop and van pool stop only).
18. Motion picture theaters, drive-in (7833).
19. Permitted use with less than 700 square feet of gross floor area in the principal structure.
20. Police Protection (9221).
21. Public order and safety (9229).
22. Recreational vehicle dealers (5561).
23. Soup kitchens.
24. Motor freight transportation and warehousing (4225, air conditioned and mini-and self storage warehousing only).
25. Veterinary services (0741 and 0742, with outside kenneling).
26. Any other general commercial use which is comparable in nature with the foregoing list of permitted uses and consistent with the permitted uses and purpose and intent statement of the district, as determined by the board of zoning appeals pursuant to section 10.08.00.

(Ord. No. 08-11, § 3.F; Ord. No. 10-23, § 3.F; Ord. No. 14-33, § 3.B; Ord. No. 16-27, § 3.D; Ord. No. 18-18, § 3.B)

4.02.01 - Dimensional Standards for Principal Uses in Base Zoning Districts

A. The following tables describe the dimensional standards pertaining to base zoning districts. Site design requirements apply to the principal building on each site.

Table 1. Lot Design Requirements for Principal Uses in Base Zoning Districts.

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (linear feet)	Maximum Building Coverage (%)
C-4	10,000	100	None

Table 2. Building Dimension Standards for Principal Uses in Base Zoning Districts.

Zoning District	Maximum Building Height (feet)	Minimum Distance Between Buildings	Minimum Floor Area of Buildings (square feet)	Floor Area Ratio (%)
C-4	75	A	700 (ground floor)	Hotels .60 Destination resort .80

Table 2.1 - TABLE OF MINIMUM YARD REQUIREMENTS (SETBACKS) FOR BASE ZONING DISTRICTS

Note as to **setback line** measurement: minimum **setback lines** are typically measured from the legal boundary of a **lot**, regardless of all **easements** burdening a **lot**, with the exception of **easements** that comprise a road **right-of-way** where the minimum **setback line** is to be measured from the road **right-of-way easement** line.

Zoning district	Minimum Front Yard (feet)	Minimum Side Yard (feet)		Minimum Rear Yard (feet)		Public School Requirements
C-4 ⁴	d	25	a	25	a	x

⁴ C-4, C-5 and I Districts - minimum setback on any side that is waterfront = 25 ft.; setback for marinas = none; setback on any side adjacent to a railroad right-of-way = none

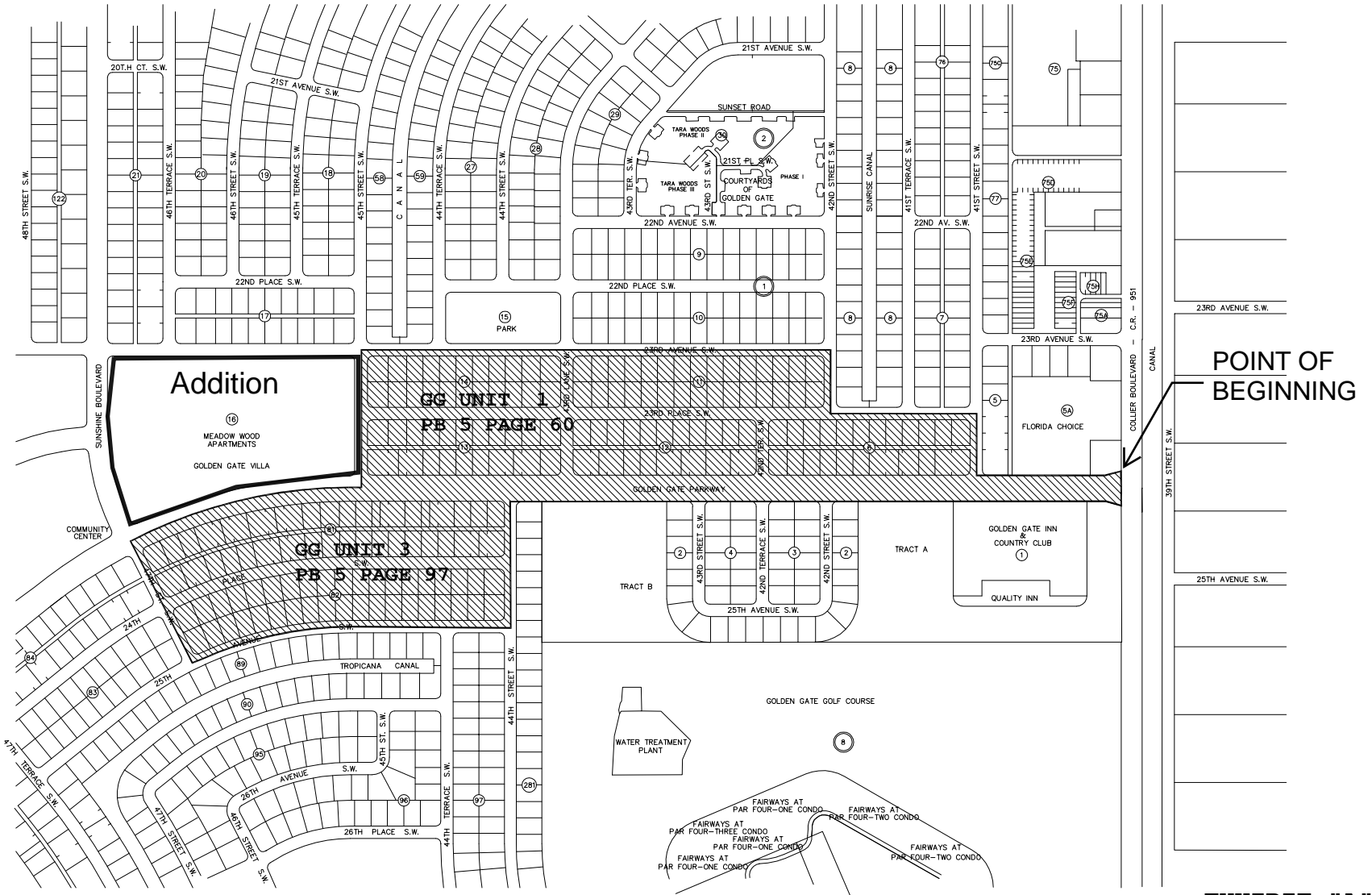
a = 50% of the building height, but not less than 15 feet.

d = 50% of the building height, but not less than 25 feet. Structures 50 feet or more in height = 25 feet plus one additional foot of setback for each foot of building height over 50 feet.

Handout:

Current Downtown Center Commercial Subdistrict

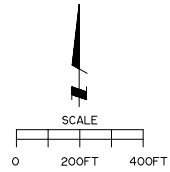
DOWNTOWN CENTER COMMERCIAL SUBDISTRICT
COLLIER COUNTY, FLORIDA



POINT OF BEGINNING

EXHIBIT "A"

PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION
COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
FILE: GGMP-52A-2008-1.DWG DATE: 10/2008



ADOPTED - OCTOBER 26, 2004 (Ord. No. 2004-71)
AMENDED - JANUARY 25, 2007 (Ord. No. 2007-19)
AMENDED - OCTOBER 14, 2008 (Ord. No. 2008-59)

<i>LEGEND</i>	
	DOWNTOWN CENTER COMMERCIAL SUBDISTRICT

6/18/18
MLB

2.03.07 - Overlay Zoning Districts

O. **Golden Gate Downtown Center Commercial Overlay District (GGDCCO).** Special conditions for properties in the vicinity of Golden Gate Parkway in Golden Gate City, as identified on the Golden Gate Downtown Center Commercial Subdistrict Map of the Golden Gate Area Master Plan and as contained herein.

1. *Applicability.* These regulations apply to properties in Golden Gate City lying north of Golden Gate Parkway, generally bounded by 23rd Avenue SW and 23rd Place SW to the north, 45th Street SW to the west, and 41st Street SW and Collier Boulevard to the east. South of Golden Gate Parkway, these regulations apply to properties bounded by 25th Avenue SW to the south, 47th Street SW to the west, and 44th Street SW to the east. These properties are more precisely identified on the "Golden Gate Downtown Center Commercial Subdistrict" map of the Golden Gate Area Master Plan and as depicted on the applicable official zoning atlas maps. Except as provided in this section and section 4.02.26, all other use, dimensional and development requirements shall be as required or allowed in the underlying zoning districts.
2. *Purpose and Intent.* The purpose and intent of this overlay district (see Downtown Center Commercial Subdistrict Map) is to encourage redevelopment herein in order to improve the physical appearance of the area and create a viable downtown district for the residents of Golden Gate City and Golden Gate Estates. Emphasis shall be placed on the creation of pedestrian-oriented areas, such as outdoor dining areas and pocket parks, that do not impede the flow of traffic along Golden Gate Parkway. Also, emphasis shall be placed on the construction of mixed-use buildings. Residential dwelling units constructed in this overlay district are intended to promote resident-business ownership. The provisions of this overlay district are intended to ensure harmonious development of commercial and mixed-use buildings at a pedestrian scale that is compatible with residential development within and outside of the overlay district.
3. *Aggregation of Properties.* This overlay district encourages the aggregation of properties in order to promote flexibility in site design. The types of uses permitted within this overlay district are low intensity retail, office, personal services, institutional, and residential. Non-residential development is intended to serve the needs of residents within the overlay district, surrounding neighborhoods, and passersby.
4. *Permitted uses.*
 - a. Residential uses: As permitted by right in the existing residential zoning districts, except as otherwise prohibited by this overlay, when:
 1. In an existing owner occupied structure.
 2. In an existing non-owner occupied structure, until such time as cessation is required by subsection 4.02.37 A.1
 - b. Residential within a mixed use building
 - c. Commercial uses:

1. Accounting services (8721).
2. Adjustment and collection services (7322).
3. Advertising Agencies (7311).
4. Apparel & accessory stores (5611-5699).
5. Architectural services (8712), limited to 5,000 square feet per floor.
6. Auto and home supply stores (5531).
7. Barber shops (7241).
8. Beauty shops (7231).
9. Building cleaning and maintenance services (7349).
10. Business associations (8611).
11. Business consulting services (8748).
12. Business services - miscellaneous (7397).
13. Business repair service.
14. Carpet and upholstery cleaning (7217).
15. Commercial art and graphic design (7336).
16. Commercial photography (7335).
17. Computer programming, data processing, rental, leasing, repair and other services (7371-7379).
18. Computer and computer software stores (5734).
19. Credit reporting services (7323).
20. Department stores (5311).
21. Direct mail advertising services (7331).
22. Disinfecting and pest control services (7342).
23. Drug stores (5912), limited to 5,000 square feet per floor.
24. Eating establishments and places (5812 except commercial use employing drive-up, drive-in, or drive-through delivery of goods and/or services).
25. Electrical and electronic repair shop (7629).
26. Employment agencies (7361).
27. Engineering services (8711), limited to 5,000 square feet per floor.
28. Equipment rental and leasing (7359), not including heavy construction equipment.

29. Essential services, see sec. 2.01.03; except that law enforcement, fire, and emergency medical services uses are limited to administrative offices only.
30. Food stores (groups 5411-5499).
31. Funeral service and crematories (7261).
32. General merchandise stores (5331-5399).
33. Glass stores (5231).
34. Hardware stores (5251).
35. Health services, offices and clinics (8011-8049).
36. Home furniture and furnishing stores (5712-5719).
37. Home health care services (8082).
38. Household appliance stores (5722).
39. Insurance carriers, agents and brokers (6311-6399, 6411).
40. Labor unions (8631).
41. Landscape architects, consulting and planning (0781), limited to 5,000 square feet per floor.
42. Large Appliance Repair Service (7623).
43. Laundry and drycleaners agents, garment pressing, linen supply, cleaning services (7212, 7213, 7219); no coin operated laundries or drycleaners.
44. Legal services (8111).
45. Libraries (8231).
46. Management services (8741, 8742).
47. Medical equipment rental and leasing (7352).
48. Membership organizations - miscellaneous (8699).
49. Museums and art galleries (8412).
50. Musical instrument stores (5736).
51. Outdoor advertising services (7312).
52. Paint stores (5231).
53. Parks, public or private; limited to pocket parks only, generally described as a small area accessible to the general public that often includes plantings, fountains, seating areas, and other similar passive open space features.
54. Personal services - miscellaneous (7299, babysitting bureaus, clothing and costume rental, dating service, depilatory salons, diet workshops, dress suit rental, electrolysis, genealogical investigation service, and hair removal only).

55. Personnel supply services (7363, except labor pools).
 56. Photocopying and duplicating services (7334).
 57. Photofinishing laboratories (7384).
 58. Photographic studios, portrait (7221).
 59. Physical fitness facilities (7991).
 60. Political organizations (8651).
 61. Professional membership organizations (8621).
 62. Public relations services (8743).
 63. Radio, television and consumer electronics stores (5731).
 64. Radio, television and publishers advertising representatives (7313).
 65. Record and prerecorded tape stores (5735).
 66. Real estate (6512, 6531, 6541).
 67. Retail - miscellaneous (5921-5963 and 5992-5999, excluding liquor stores, pawn shops, retail firearm and ammunition sales), limited to 5,000 square feet per floor.
 68. Retail nurseries, lawn and garden supply stores (5261).
 69. Schools - vocational (8243-8299).
 70. Secretarial and court reporting services (7338).
 71. Security and commodity brokers, dealers, exchanges, and services (6211-6289).
 72. Shoe repair shops or shoeshine parlors (7251).
 73. Surveying services (8713), limited to 5,000 square feet per floor.
 74. Tax return preparation services (7291).
 75. United States Postal Service (4311, except major distribution center).
 76. Videotape Rental (7841), limited to 1,800 square feet of gross floor area.
 77. Wallpaper stores (5231).
 78. Watch, clock and jewelry repair (7631).
5. Accessory uses. Accessory uses within the GGDCCO include the uses listed below.
 - a. Caretaker's residence, accessory to commercial and mixed use projects only.
 - b. Enameling, painting, or plating, accessory to an artist's studio or craft studio only.
 - c. Play areas and playgrounds.
 - d. Recreational facilities.

6. Conditional uses. Conditional uses within the GGDCCO include the uses listed below, subject to the standards and procedures established in section 10.08.00.
 - a. Auctioneering Services, auction rooms and houses (5999, 7389); limited to 5,000 square feet per floor.
 - b. Community centers.
 - c. Dance studios, schools, and halls (7911).
 - d. Food stores (5411-5499), over 5,000 square feet.
 - e. Motion picture theaters (7832).
 - f. Outdoor dining areas, not directly abutting the Golden Gate Parkway right-of-way.
7. Prohibited uses. Prohibited uses within the GGDCCO include the uses listed below:
 - a. New residential-only structures.
 - b. Any commercial use employing drive-up, drive-in or drive-through delivery of goods or services.
 - c. Sexually oriented businesses (Code of Laws, 26-151 *et seq.*).
 - d. Enameling, painting or plating as a primary use. However, these uses are permitted if secondary to an artist's or craft studio.
 - e. Single-room occupancy hotels, prisons, detention facilities, halfway houses, soup kitchens or homeless shelters.

4.02.37 - Design Standards for Development in the Golden Gate Downtown Center Commercial Overlay District (GGDCCO)

- A. Development criteria. The following standards shall apply to all uses in this overlay district. Where specific development criteria and standards also exist in the Golden Gate Area Master Plan, or the Future Land Use Element of the Growth Management Plan, these standards shall supersede any less stringent requirement or place additional requirements on development.
1. Cessation of residential uses. Existing, non-owner-occupied residential uses located along Golden Gate Parkway shall cease to exist no later than seven (7) years after the effective date of the adoption of the Downtown Center Commercial Subdistrict in the Golden Gate Area Master Plan (adopted October 26, 2004; effective January 14, 2005). This does not require the removal of residential structures located on Golden Gate Parkway that are converted to uses allowed in this overlay district within one (1) additional year; nor does this require the removal of residential structures located elsewhere in this overlay district.
 2. Multi-story buildings.
 - a. Only retail, personal service, and institutional uses are allowed on the first floor.
 - b. All uses allowed by this zoning overlay, except restaurants and cocktail lounges, are allowed on the second floor.
 - c. Only residential uses are allowed on the third floor.
 3. Density. Density shall be as per the underlying zoning district. For mixed-use projects, density shall be calculated based upon total project acreage.
 4. Setbacks.
 - a. All development and redevelopment on lots abutting Golden Gate Parkway shall have a front yard and setback of no more than 15 feet. All projects providing a front yard setback greater than 0 feet must provide restaurant seating, and/or open space areas such as other seating, planting areas, and decorative landscape planters within such front yard, except that water management retention and detention areas are prohibited.
 - b. All development and redevelopment on properties in the overlay area not abutting Golden Gate Parkway must comply with the front yard setback requirements of that property's underlying zoning.
 - c. Side yard setback shall be a minimum of 5 feet.
 - d. Rear yard setback shall be no less than ½ of the building height, with a 15-foot minimum.
 5. Building footprint limits.

- a. Minimum building footprint of 3,000 square feet.
- b. Maximum building footprint of 12,000 square feet.
6. Minimum floor area—Residential.
 - a. Mixed use. Minimum floor area of 1,500 square feet.
7. Minimum height. The zoned height of buildings shall be no less than 34 feet.
8. Maximum height. The actual height of buildings shall not exceed 3 stories or 45 feet.
9. Crime Prevention Through Environmental Design (CPTED) Standards. The Golden Gate community supports the CPTED philosophy as a way to reduce crime, improve neighborhood and business environments, and increase overall quality of life of its citizens. CPTED principles such as natural surveillance, natural access control, and territorial reinforcement shall be incorporated into the overall design of the project, consistent with the provisions in this overlay and as identified below.
 - a. Public paths shall be clearly marked by using design elements such as landscaping and pedestrian accent lighting.
 - b. Public entrances shall be clearly defined by walkways and signage, as specifically provided in this overlay.
10. Common architectural style. In support of the purpose and intent of the GGDCCO, all structures within the overlay district shall have a common Mediterranean architectural style, with barrel tile roofs, stucco façades, arches and wood accent members used as details. During the site development plan review process, architectural drawings shall be submitted to demonstrate adherence to this requirement. All commercial and mixed use buildings and projects shall be subject to the provisions of section 5.05.08 of the Code, except as provided herein.
11. Architectural standards. All buildings shall meet the requirements set forth in section 5.05.08, except as otherwise specified below:
 - a. Buildings with frontage on Golden Gate Parkway shall have 60 percent of the ground-floor façade finished with clear or lightly tinted glass.
 - b. The glazed area of the façade above the first-floor shall be at least twenty (20) percent but shall not exceed 35 percent of the total area, with each façade being calculated independently.
 - c. Design elements used to embellish the primary façade shall be similarly incorporated into the rear façade of buildings.
 - d. The façades of buildings 5,000 square feet or larger shall use rooflines that vary in height or architectural embellishments, such as cupolas, at least every 80 feet.
 - e. Parapet roof treatments are prohibited.

- f. Flat roofs must be screened with a mansard edge barrel tile roof extending the length of all façades.
 - g. Building entrances shall be accentuated through architectural elements, lighting, landscaping, and/or paving stones.
12. Outdoor display/sale of merchandise.
- a. No automatic food and drink vending machines shall be located exterior to buildings.
13. Access. Those aggregated lots developed under these overlay provisions and fronting on Golden Gate Parkway must provide site access from abutting local streets and may not obtain site access from Golden Gate Parkway, and where one such commercial or mixed use development provides site access at the project boundary abutting other lots, whether aggregated or not for commercial or mixed use development. Such developments must provide for joint or cross access with the abutting property or properties in order to share access and minimize the number of points from Golden Gate Parkway.
14. Parking standards. All commercial and mixed-use projects shall meet the parking requirements as set forth below:
- a. A minimum of 3 public parking spaces for each 1,000 square feet of commercial floor area.
 - b. A minimum of 1.5 parking spaces for each residential unit.
 - c. No parking is allowed in the front yard of lots abutting Golden Gate Parkway.
 - d. There shall be no parking requirement for outdoor restaurant seating areas.
 - e. Shared parking is required, where possible and feasible.
 - f. Interconnection between adjacent parking lots is required, where possible and feasible.
 - g. Parking facility lighting shall be consistent with the pedestrian/accent decorative lighting fixtures illustrated in Fig. 29, page 5-9 of the Golden Gate Community Roadways Beautification Master Plan, as amended, and shall be maintained at a light level of 3.0 foot candles, and arranged and shielded in a manner that protects roadways and neighboring properties from direct glare or other interference.
 - h. All projects that are adjacent to residential development within the district and/or residentially zoned properties outside the district shall provide lighting fixtures with full-cutoff optics that direct the light source downward.
 - i. The overnight parking of commercial vehicles, with a rated load capacity of one ton or more, is prohibited.

- j. The overnight parking of commercial vehicles shall be limited to 1 vehicle per 1,000 square feet of commercial floor area, not to exceed 6 commercial vehicles per building.
15. Project standards. In addition to the site design elements described in section 5.05.08 F.1, all projects shall provide:
- a. Two accept or specimen trees, above the minimum landscape code requirements, for every 100 linear feet along both the front and rear façades, at a minimum height of 18 feet at planting, except that projects with frontage along Golden Gate Parkway shall only be required to provide the planting along the rear façade.
 - b. Decorative landscape planters or planting areas, a minimum of 5 feet wide, and areas for shaded seating consisting of a minimum of 100 square feet.
16. Landscaping. All commercial and mixed use projects shall meet the landscape requirements in section 4.06.00 of the Code, unless otherwise specified in this zoning overlay.
- a. Project Perimeter Buffering. All projects that are located adjacent to residential zoning external to the district boundaries shall provide a 6-foot wide sidewalk and a minimum 19-foot wide landscape planting area, except that the project's frontage along Golden Gate Parkway shall be exempt from this requirement.

The planting area shall be landscaped with: 1. shrubs and ground cover; shrubs shall be planted in a double row and be no less than 24 inches in height at time of planting; and, 2. Trees, planted one per 30 linear feet and, at time of planting, shall be a minimum height of 22 feet.
 - b. Internal Project Buffering. All projects that are located adjacent to a residential use within the district boundaries shall provide an Alternative B buffer per section 4.06.02 C.2. except: walls and berms are prohibited, a freestanding hedge must be 6 feet in height, if a fence is provided it must be accompanied by a hedge 3 feet in height with a 2 foot spread at time of planting. The project frontage along Golden Gate Parkway shall be exempt from this requirement.
 - c. Building Foundation Planting Areas. Building foundation plantings shall be required for all projects, except for buildings adjacent to Golden Gate Parkway and the rights-of-way abutting the district's external boundaries.
 - d. Project Vehicular Use Areas. Mountable curbs shall be provided for all terminal landscape islands as depicted in Figure 3, Section 4.06.03.B.3.
17. Golden Gate Parkway Right-of-Way Improvements. Right-of-way improvements required for properties/lots with frontage along Golden Gate Parkway.
- a. Curbing. All projects/lots shall provide Type "F" non-mountable curbing per F.D.O.T. "Roadway and Traffic Design Standards" Index 300, the latest edition.

- b. Landscaping. All projects/ lots shall be required to provide an 8 foot wide landscaping strip between the curb and sidewalk. This planting area may be reduced between tree spacing to 5 feet wide, for a maximum of 50 percent of the buffer area, to accommodate street furnishings and fixtures, consistent with the Golden Gate Community Roadways Beautification Master Plan.

The landscaping strip shall be landscaped with: 1. Turf, not to exceed 50 percent of the planting area; 2. Shrubs and ground cover, at a minimum of 50 percent coverage, not to exceed a mature height of 24 inches; and, 3. Canopy trees, planted one per 30 linear feet and, shall be at time of planting, a minimum 4-inch caliper with 8 feet of clear trunk and 22 feet in height.

All planting materials in the public right-of-way shall be consistent with those identified in the Golden Gate Community Roadways Beautification Master Plan. Installation and maintenance shall be consistent with the Collier County Construction Standards Handbook for Work Within the Right-of-Way.

Where right-of-way plantings above are not practicable, a planting area and/or a decorative planter(s) may be provided consistent with the Collier County Construction Standards Handbook for Work Within the Right-of-Way.

Property owners shall be required to enter into a Landscape Maintenance Agreement with the County for the installation and maintenance of the required right-of-way plantings. Landscape Maintenance Agreements shall require a signed and sealed landscape and irrigation plan(s), review by the appropriate Transportation Division staff, approval by the Board of County Commissioners, and recording of said agreement with the Clerk of Courts. Plans shall include, but not be limited to, the following:

- i. Existing conditions inventory.
 - ii. Proposed plantings/details of planting methods and maintenance specifications.
 - iii. Location of utilities.
 - iv. Location of drainage facilities.
 - v. Irrigation proposal, including water connections.
- c. Sidewalks. All projects/lots shall provide a ten foot wide sidewalk between the required landscape strip identified in "b." above and the property line. Sidewalks shall be constructed pursuant to the Land Development Code and the "Construction Standards Handbook for Work Within the Right-of-Way ". Decorative pavers (consistent with the approved pavers identified in the Golden Gate Community Roadways Beautification Master Plan) may be substituted for portions of sidewalk, subject to approval by the County Manager, or designee.

Where a portion of the required sidewalk cannot be constructed in the public right-of-way, the property owner shall locate such portion on their private property and grant the County an easement.

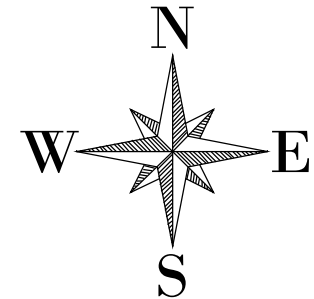
18. Address numbers. Address numbers shall be 8 inches in vertical height and shall be located on the primary building façade. Numbering materials shall be reflective and have a contrasting background.
19. Signage. As required, allowed, or prohibited in section 5.06.00 of the Code.
20. Lighting. As described and provided in the Golden Gate Community Roadways Beautification Master Plan or as identified below:
 - a. Internal Project Lighting. All projects shall use architectural decorative lighting. Such lighting shall be the same decorative lighting as identified in Figure 29 on page 5-9 of the Golden Gate Community Roadways Beautification Master Plan. If such lighting becomes unavailable, similarly themed lighting shall be used. Light fixtures must light all public use areas adjacent to the building (e.g. entryway, courtyards, etc.) to a recommended 0.5 candle level of illumination. Lighting shall be arranged in a manner that protects roadways and neighboring properties from direct glare or other interference.
 - b. Street/Roadway Lighting. Architectural decorative lighting shall be used along Golden Gate Parkway within the public right-of-way. Such lighting shall be a variation of the decorative lighting identified as Figure 29 on page 5-9 of the Golden Gate Community Roadways Beautification Master Plan, more specifically identified as the Lumec Domus Series (DMS50-250MH-SG3-480-LD-DL-CRL72-1A/U.S. 41 East lighting fixture). If such lighting becomes unavailable, similarly themed lighting shall be used. The installation and maintenance of lighting shall be consistent with the Collier County Construction Standards Handbook for Work Within the Right-of-Way.
21. Dumpsters. Dumpsters shall be screened and positioned out of view from public rights-of-way and pedestrian walkways.

(Ord. No. 06-08, § 3.R; Ord. No. 08-63, § 3.L; Ord. No. 09-43, § 3.A; Ord. No. 16-22, § 3.D)

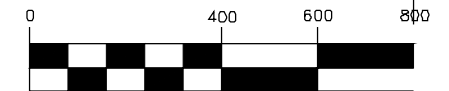
Handout:

Current Professional Office Commercial Subdistrict

EXHIBIT "A"



GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

MARCUS L. BERMAN P.S.M.
COLLIER COUNTY SURVEYOR
FLORIDA SURVEYOR & MAPPER LS 5086

THIS DRAWING NOT COMPLETE WITHOUT SHEETS 1 THROUGH 3 OF THE LEGAL DESCRIPTION.

*** NOT A SURVEY ***

SKETCH OF DESCRIPTION
GOLDEN GATE PARKWAY PROFESSIONAL OFFICE
COMMERCIAL SUBDISTRICT

**Proposed: Downtown
Center Commercial Overlay**

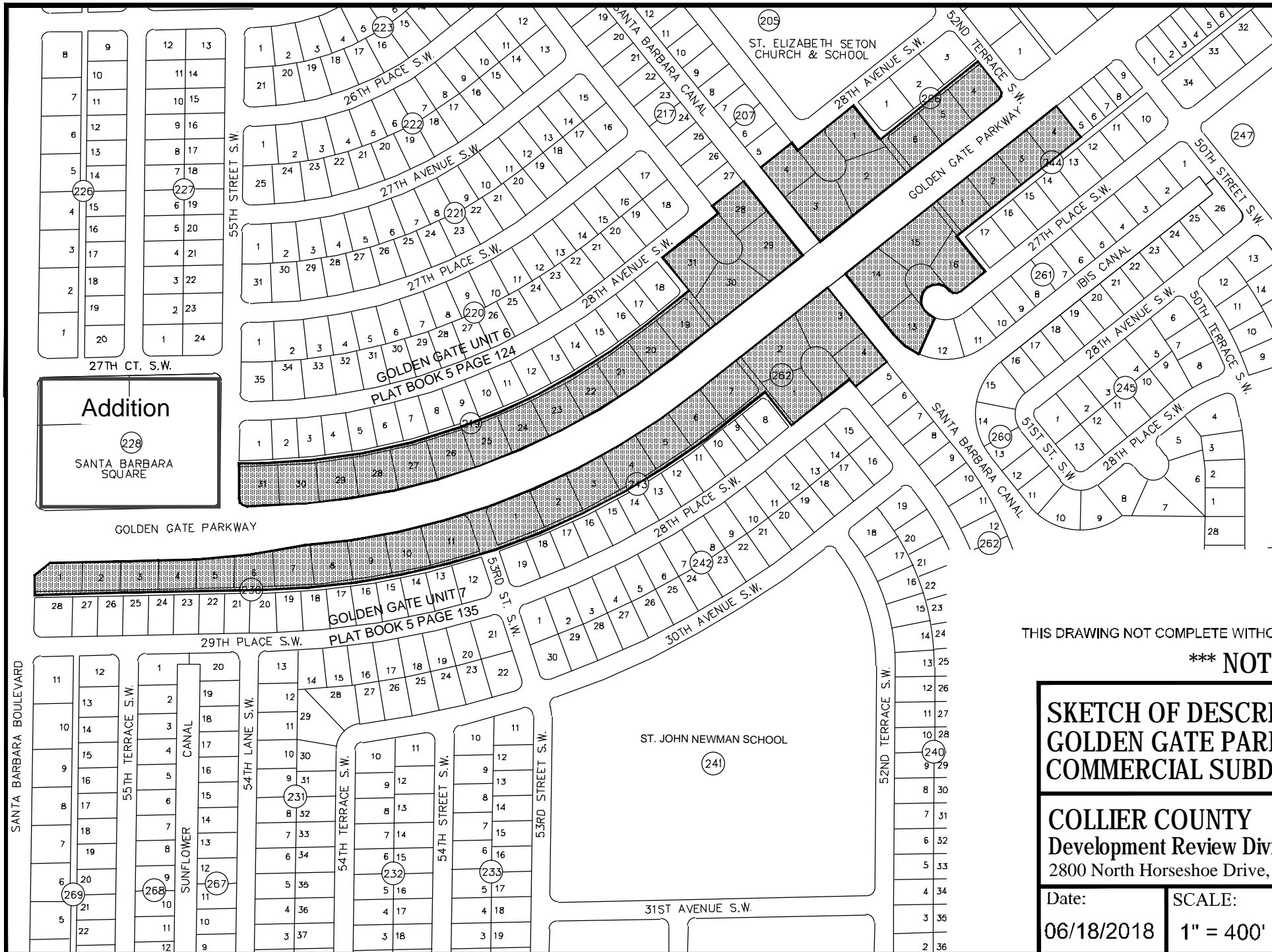
COLLIER COUNTY
Development Review Division, Growth Management Department
2800 North Horseshoe Drive, Naples Florida 34104 Phone: 239-252-2400

Date:
06/18/2018

SCALE:
1" = 400'

PAGE:
4 OF 4

File No:
2018-003



Addition
228
SANTA BARBARA SQUARE

2.03.07 - Overlay Zoning Districts

F. Golden Gate Parkway Professional Office Commercial Overlay (GGPPOCO).

1. The provisions of the "GGPPOCO" district are intended to provide Golden Gate City with a viable professional office commercial district. The professional office commercial district has two (2) purposes. (1), to serve as a bonafide entry way into Golden Gate City. (2), to provide a community focal point and sense of place. The uses permitted within this district are generally low intensity, office development which minimize vehicular traffic, provide suitable landscaping, control ingress and egress, and ensure compatibility with abutting residential districts.
2. These regulations apply to properties north and south of Golden Gate Parkway, starting at Santa Barbara Boulevard and extending eastward to 52nd Terrace S.W. in Golden Gate City as measured perpendicularly from the abutting right-of-way for a distance of approximately 3,600 feet more or less and consisting of approximately 20.84 acres. These properties are identified on Map two (2) of the Golden Gate Area Master Plan. Except as provided in this regulation, all other use, dimensional, and development requirements shall be as required in the underlying zoning categories.
 - a. Permitted Uses.
 1. Accounting (8721).
 2. Adjustment and collection services (7322).
 3. Advertising agencies (7311).
 4. Architectural services (8712).
 5. Auditing (8721).
 6. Banks and credit Unions (6021-6062).
 7. Bookkeeping services (8721).
 8. Business associations (8611).
 9. Business consulting services (8748).
 10. Business credit institutions (6153—6159).
 11. Commercial art and graphic design (7336).
 12. Commercial photography (7335).
 13. Computer programming services (7371).
 14. Computer programming, processing, data preparation, information retrieval, facilities management, and miscellaneous services (7371, 7374—7376, 7379).
 15. Credit reporting services (7323).
 16. Direct mail advertising services (7331).

17. Eating places (5812 except carry-out restaurants; contract feeding; dinner theaters; drive-in and drive-through restaurants; fast food restaurants, carry-out; restaurants, fast-food; submarine sandwich shops).
18. Employment Agencies (7361).
19. Engineering services (8711).
20. Health services, offices and clinics (8011—8049).
21. Holding and other investment offices (6712—6799).
22. Insurance carrier, agents and brokers (6311—6399, 6411).
23. Legal services (8111).
24. Loan brokers (6163).
25. Management services (8741—8742).
26. Mortgage bankers and loan correspondents (6162).
27. Museums and art galleries (8412).
28. Personal credit institutions (6141).
29. Photographic studios, portrait (7221).
30. Professional Membership organizations (8621).
31. Public administration (9111—9199, 9229, 9311, 9411—9451, 9511—9532, 9611—9661).
32. Public relations services (8743).
33. Radio, television and publishers advertising representatives (7313).
34. Real estate (6512—6514, 6519, 6531—6553).
35. Research, development and testing services (8732).
36. Secretarial and court reporting services (7338).
37. Security and commodity brokers, dealers, exchanges, and services (6211—6289).
38. Surveying services (8713).
39. Tax return preparation services (7291).
40. Travel agencies (4724).
41. Veterinary services (0742, excluding outside kenneling).
42. Any other commercial use or professional service which is comparable in nature with the foregoing uses.

b. Accessory Uses .

1. Uses and structures that are accessory and incidental to the permitted uses.

3. For signage to be located along the Golden Gate Parkway, see sections 5.06.00 the Collier County Sign Code and the Golden Gate Master Plan.

**4.02.26 - Golden Gate Parkway Professional Office Commercial Overlay District (GGPPOCO)—
Special Conditions for the Properties Abutting Golden Gate Parkway East of Santa Barbara
Boulevard as Referenced in the Golden Gate Parkway Professional Office Commercial District
Map (Map 2) of the Golden Gate Area Master Plan**

- A. The following standards shall apply to all uses in this overlay district. Where a specific development criteria and standards also exist in the Golden Gate Master Plan, or the Future Land Use Element of the GMP, they shall supersede any less stringent requirement or place additional requirements on development .
- B. In support of the purpose and intent of the GGPPOCO a common architectural style is required for all proposed development within the overlay district. During the site development plan review process, architectural drawings shall be submitted indicating that all proposed buildings will have an architectural style which is similar to that approved for the existing PUDs within the district boundaries. Such architectural drawings shall depict, at a minimum, the following: the use of stucco, except for trim; pastel colors; pedestrian pockets, including benches and lampposts; tile roofs, except that where tile roofs are not provided, decorative parapet walls shall be constructed above the roof line.
- C. Projects shall be encouraged in the form of a PUD (there shall be no minimum acreage requirement for PUD rezones except for the requirement that all requests for rezoning must be at least 40,000 square feet in area unless the proposed rezone is an extension of an existing zoning district consistent with the Golden Gate Area Master Plan).
- D. Minimum project area shall be 2 acres.
- E. Buildings shall be set back from Golden Gate Parkway a minimum of 40 feet and from rear lot line a minimum of 25 feet.
- F. Buildings shall have a maximum height of 25 feet plus 10 feet for under building parking.
- G. Transportation.
 - 1. Access to projects shall be provided exclusively via Golden Gate Parkway and shall be limited to 1 per 450 feet commencing at the centerline of Santa Barbara Boulevard but shall nonetheless comply with the Access Control Policy (Res. 01-247) in place at the time of development .
 - 2. Projects shall be required to provide off- street parking and may make provisions for shared parking arrangements with adjoining developments .
 - 3. Projects shall provide deceleration and acceleration lanes as may be determined by the County Manager or designee or his designee based upon the requirements of the "work within the right-of-way ordinance" (Ordinance No. 93-64) and sound engineering practices.
 - 4. Projects shall encourage pedestrian traffic by providing sidewalks . Adjacent projects shall coordinate location of sidewalks .

- H. Signage permitted in this overlay shall be restricted to those signs permitted under section 5.06.00 the Collier County Sign Code.
- I. Landscaping.
 - 1. Projects shall provide a ten (10) foot buffer between vehicular right-of-way and required sidewalk and shall provide landscaping of one (1) shade tree per thirty (30) linear feet. Such trees shall be minimum of eight (8) feet in height and one and one-half (1½) inches in diameter at the time of planting that shall have a minimum canopy of fifteen (15) feet at maturity. In addition, a hedge or berm planting combination shall be planted along the entire length of this ten (10) foot buffer consistent with section 4.06.00.
 - 2. A minimum of ten (10) percent of the gross vehicular use area shall be landscaped to provide visual relief. One (1) tree, as described in section 4.02.26 I.1., shall be provided for each seventy-five (75) square feet of this landscaped area. This landscaping shall be placed within the vehicular use area .
- J. Central water and sewer facilities shall be available prior to development .

(Ord. No. 09-43, § 3.A)

Handout:

Opportunity Zones Fact Sheets



OPPORTUNITY ZONES: A NEW INCENTIVE FOR INVESTING IN LOW-INCOME COMMUNITIES

The Opportunity Zones program offers three tax incentives for investing in low-income communities through a qualified Opportunity Fund ¹:



Temporary Deferral

A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.



Step-Up In Basis

A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.



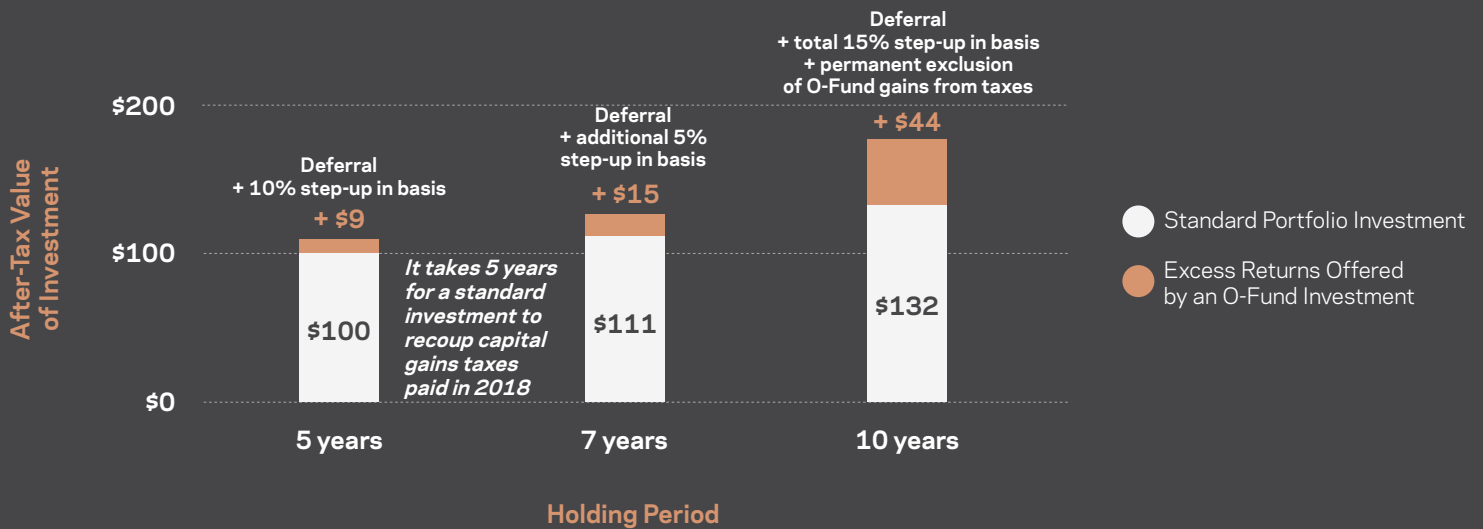
Permanent Exclusion

A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.



Figure 1. Incentives Offered by the Opportunity Zones Program

How does a capital gain of \$100 reinvested in 2018 perform over time?



*Note: Assumes long-term federal capital gains tax rate of 23.8%, no state income tax, and annual appreciation of 7% for both the O-Fund and alternative investment.

The Opportunity Zones program is designed to incentivize patient capital investments in low-income communities nationwide. All of the underlying incentives relate to the tax treatment of capital gains, and all are tied to the longevity of an investor’s stake in a qualified Opportunity Fund, providing the most upside to those who hold their investment for 10 years or more.

The figure above and table below illustrate how an investor’s available after-tax funds compare under different scenarios, assuming various holding periods, annual investment appreciation of 7%, and a long-term capital gains tax rate of 23.8% (federal capital gains tax of 20% and net investment income tax of 3.8%). For example, after 10 years an investor will see an additional \$44 for every \$100 of capital gains reinvested into an Opportunity Fund in 2018 compared to an equivalent investment in a more traditional stock portfolio generating the same annual appreciation. Table 1 and the examples that follow provide additional information on the tax liabilities and differences in the after-tax annual rates of return.

Table 1. How Investing in an Opportunity Fund Compares to a Traditional Stock Portfolio

Scenario: A Capital Gain of \$100 is Reinvested in 2018

Holding Period	Appreciation Rate	Investment in a Stock Portfolio		Investment in an Opportunity Fund		Difference in After-Tax Annual Rate of Return
		Total Tax Liability	After-Tax Funds Available	Total Tax Liability	After-Tax Funds Available	
5 Years	7%	\$31	\$100	\$31	\$109	1.9%
7 Years	7%	\$35	\$111	\$35	\$126	1.8%
10 years	7%	\$41	\$132	\$20	\$176	3.0%



Example 1: Investor holds the O-Fund stake for 10 years

Susie has \$100 of unrealized capital gains in her stock portfolio. She decides in 2018 to reinvest those gains into an O-Fund that invests in distressed areas of her home state, and she holds that investment for 10 years. Susie is able to defer the tax she owes on her original \$100 of capital gains until 2026. Further, the basis is increased by 15% (effectively reducing her \$100 of taxable capital gains to \$85). Thus, she will owe \$20 (23.8% of \$85) of tax on her original capital gains when the bill finally comes due. In addition, since she holds her O-Fund investment for at least 10 years, she owes no capital gains tax on its appreciation. Assuming that her O-Fund investment grows 7% annually, the after-tax value of her original \$100 investment in 2028 is \$176. Susie has enjoyed a 5.8% effective annual return, compared to the 2.8% an equivalent non-O-Fund investment would have delivered.

Total tax bill in 2028: \$20

After-tax value of investment in 2028: \$176

Effective after-tax annual return on \$100 capital gain in 2018: 5.8%

Example 2: Investor holds the O-Fund stake for 7 years

As in Example 1, in 2018 Susie rolls over \$100 of capital gains into an O-Fund. She holds the investment for 7 years, selling in 2025. As in Example 1, she temporarily defers the tax she owes on her original capital gains and steps-up her basis by 15%, so that in 2025 she will owe \$20 (23.8% of \$85) of tax on her original capital gains. Unlike Example 1, however, Susie will owe capital gains tax on the appreciation of her O-Fund investment, since she holds the investment for less than 10 years. Assuming that her O-Fund investment grows 7% annually, in 2025 Susie will owe \$15 (23.8% of \$61) of tax on the O-Fund investment's capital gain. Susie did not take full advantage of the Opportunity Zone program but nevertheless received a 3.3% effective annual return compared to the 1.5% an equivalent non-O-Fund investment would have delivered.

Total tax bill in 2025: \$35

After-tax value of investment in 2025: \$126

Effective after-tax annual return on \$100 capital gain in 2018: 3.3%

Example 3: Investor holds the O-Fund stake for 5 years

As in Example 1, in 2018 Susie rolls over \$100 of capital gains into an O-Fund. She holds the investment for 5 years, selling in 2023. As in Example 1, she can temporarily defer the tax she owes on her original capital gains, but her step-up in basis is only 10%, so that in 2023 she will owe \$21 (23.8% of \$90) of tax on her original capital gains. As in Example 2, Susie enjoys no exemption from capital gains tax on the appreciation of her O-Fund investment, since she holds the investment for less than 10 years. Assuming that her O-Fund investment grows 7% annually, in 2023 Susie will owe \$10 (23.8% of \$40) of tax on the O-Fund investment's capital gain. Susie did not take full advantage of the Opportunity Zone program but nevertheless received a 1.8% effective annual return on her initial capital gains compared to the -0.1% effective annual return an equivalent non-O-Fund investment would have delivered.

Total tax bill in 2023: \$31

After-tax value of investment in 2023: \$109

Effective after-tax annual return on \$100 capital gain in 2018: 1.8%



For more information visit eig.org/opportunityzones
or email john@eig.org

1. A qualified Opportunity Fund is a privately managed investment vehicle organized as a corporation or a partnership for the purpose of investing in qualified opportunity zone property (the vehicle must hold at least 90 percent of its assets in such property). Governors (or the Mayor in the case of the District of Columbia) may designate 25 percent of their state's low-income census tracts as qualified opportunity zones, subject to certification by the U.S. Secretary of the Treasury. Low-income census tracts are defined in Internal Revenue Code Section 45D(e). If the number of low-income census tracts in a state is less than 100, then a Governor may designate a total of 25 tracts. Qualified opportunity zone property includes any qualified opportunity zone business stock, any qualified opportunity zone partnership interest, and any qualified opportunity zone business property. Only taxpayers who roll over capital gains of non-zone assets before December 31, 2026, will be able to take advantage of the special treatment under the provision.



**Completed Comment Cards
& Written Capture of Comments**

Golden Gate City Land Development Code Amendments

November 8, 2018 Neighborhood Meeting

Comments:

THE PARKWAY IS A MAIN EAST/WEST CORRIDOR THAT SHOULD NOT HAVE BUILDINGS UP TO THREE STORIES. THIS MAY BE LIKE TRAVELING THRU A VALLEY. WE NEED TO HAVE CORONADO CONNECT TO TROPICANA AND REMOVE THE TRAFFIC LIGHT AT THE EXISTING CORONADO + GG PKWY. WOULD LIKE TO FOCUS ON THE MIXED USE ACTIVITY CENTER FIRST AND SEE WHERE THIS WILL TAKE US AND IF IT WORKS EXPAND OUT TO THE EAST DOWNTOWN CENTER OVERLAY

Name (Optional): RON JEFFERSON

For further information, contact Eric Johnson at eric.johnson@colliercountyfl.gov

Golden Gate City Land Development Code Amendments

November 8, 2018 Neighborhood Meeting

Comments:

CONNECT TO FUTURE DEVELOPERS IN THE
AREA INTERESTED IN TO BUY PROPERTIES
BETWEEN CURRENT OWNERS AND
NEW INTERESTED

Name (Optional):

NORA S. ALVAREZ

For further information, contact Eric Johnson at eric.johnson@colliercountyfl.gov

COMMENTS:

- Concern regarding uses on West-end & leeway to Staff
- (Alan) Eastern end - multi-family - non-compliance of non-owner occupied residences (fair?)
- are developers interested?
- Concerned about overcrowding
- placement of trucks at gateway from hurricane
- SUPPORT mixed-use & economic growth

COMMENTS:

- County funding for development?
⇒ TTF, yes. (infrastructure)
- Speed \uparrow of implementation
- Use at corner of Golden Gate & Santa Barbara
 - * Should be welcoming for visitors & \uparrow tourism
 - * walkable & attractive business for job growth & community dev.
- Safe, walkable community

COMMENTS:

- support of restaurants & entertainment
- Support upper-floor residential
- education
- are there changes to single family residences? No.
- opposition & support for gateway project at Santa Barbara